

Residential Anti-Displacement Memo

This memo has been produced in response to community feedback regarding concerns of ongoing and potential negative impacts of displacement in the City Core area, received throughout the various phases of the Zone In: City Core rezoning project. Both data and community feedback that informed the City's 2021-2029 Housing Element supported concerns around the negative impacts of displacement, and a number of policies and programs in the Housing Element are designed to help mitigate this issue. Therefore, this memo is also designed to inform and support the following actions and policies in the 6th Cycle Housing Element certified by the State in 2022, including:

- HE Policy 6.1: Ensure planning policies and development regulations follow the principle of equal access to housing opportunities.
- HE Policy 6.4: Require at minimum the replacement of housing units that are demolished because of proposed development at the same or greater levels of affordability based on deed restrictions or incomes of previous tenants.
- HE Policy 6.5: Establish programs and actions to mitigate development impacts on displacement and gentrification and offer tenant protection.
- HE Policy 6.8: Enforce notification and relocation assistance for low-income households displaced due to demolition, condominium conversion, and persons displaced due to code enforcement activities of illegally converted or substandard residential dwellings.
- HE Policy 6.9: Improve the regulatory pathway for legalizing unpermitted dwelling units to help protect tenants in those units and preserve the housing stock.
- HE Policy 6.10: Support Community Land Trusts, neighborhood investment companies and/or other models for facilitating community ownership of affordable housing and to provide ways to empower community members to participate in community development.
- HE Policy 6.11: Facilitate affordable housing in high opportunity areas, including through the provision of Accessory Dwelling Units and through acquisition, rehabilitation and conversion of existing housing units to be affordable.
- HE Policy 6.12: Seek to expand the City's inclusionary housing program to additional neighborhoods.
- HE Policy 6.16: Increase access to and knowledge of City resources for low-income neighborhoods.
- HE Policy 6.17: Maximize the preservation and replacement of affordable housing units through no net loss and other strategies.
- Action 6.4.1: Pilot anti-displacement strategies that go above and beyond State Law to determine how verification of both tenant income and rent levels for no net loss requirements can be administered.
- Action 7.2.2: Explore additional housing programs such as Rent Stabilization and tenant/landlord mediation services including through research on successful programs in nearby jurisdictions.
- Action 7.2.3: Conduct intergovernmental relations to pursue legislation that can assist Long Beach in addressing housing affordability and availability issues.

Introduction

Changes in land use designations and zoning that support housing production and economic growth can impact existing residents, particularly renters, due to potential for direct or indirect displacement. Direct displacement occurs when existing residents are forced to leave through eviction in anticipation of renovation, sale, and/or full redevelopment. Indirect displacement is typically caused by rising rents that existing residents can no longer afford, or deliberate pushout tactics such as tenant harassment, nuisance citations, or criminalization. This memo reviews potential displacement risk within the City Core area and provides a menu of anti-displacement strategies and policies that may be appropriate for the City Core area.

What does it mean to measure displacement and vulnerability to displacement?

Displacement and vulnerability to displacement are notoriously difficult conditions to measure. While some studies have managed to capture disaggregated population movement data for specific geographies and timeframes, it is impossible to track who exactly has moved in or out of a community, and where to or from they have moved, using aggregated census data. As a result, most displacement research looks for patterns of change over time for aggregate populations grouped by income level or race and ethnicity. This memo primarily references the Estimated Displacement Risk model from the Urban Displacement Project, which combines several data sources to assess and map displacement risk as a net migration rate for low-income renter households by census tract.¹

Displacement is typically discussed as a risk facing renter households since it disproportionately impacts renters. However, it is important to acknowledge that displacement can impact residents of various housing tenure or status. Homeowners may be pressured to sell their home for cash, targeted by predatory mortgage lenders, or otherwise placed at risk of foreclosure. Unhoused residents who have previously been displaced from housing but remain within the community (in temporary shelters or informally settled) are at risk of further displacement due to forced removal, lack of available shelter/services, or otherwise unsafe/untenable conditions.

Displacement typically refers to an involuntary physical move-out due to rent increase, eviction, or demolition. However, the inability to move *into* a neighborhood due to high rents or lack of housing (exclusion), or the erosion of community support networks, decision-making power, and feelings of instability due to rapid neighborhood change are also considered forms of displacement, and can impact physical and mental health among other outcomes. These conditions can be examined through qualitative local research and community input to inform anti-displacement strategies particularly related to neighborhood stability.

¹ <https://www.urbandisplacement.org/maps/california-estimated-displacement-risk-model/>

Assessment of Estimated Displacement Risk

Estimated Displacement Risk Model Methodology

The Urban Displacement Project's Estimated Displacement Risk (EDR) model uses several household-level and census tract-level metrics² including 2014 & 2019 American Community Survey (ACS) data to identify vulnerability to displacement for low-income renter households within each census tract. Using machine learning, the model identifies variables closely associated with household-level displacement to estimate displacement risk at the census tract level.

The model uses net loss of extremely low-income (ELI: 0-30% of Area Median Income), very low-income (VLI: 30-50% of AMI) and low-income (LI: 50-80% of AMI) households as a proxy for displacement. In the EDR mapping tool, ELI and VLI groups are consolidated into one "very low-income" group (0%-50% of AMI). If the model predicts a net loss within these income groups, the tract is categorized into three degrees of displacement (in order of decreasing severity: 'Extreme,' 'High,' or 'Elevated'); if net loss is uncertain, tracts are categorized as experiencing 'Probable' displacement.

Relying on quantitative and aggregated data, the EDR model faces the following limitations, which are acknowledged by the researchers:

- 2019 ACS data does not reflect more recent trends, particularly impacts of the pandemic, which have likely increased displacement risk for most communities.
- The model examines risk for renters only, despite pressures existing for homeowners and unhoused residents as well.
- The model does not seek to identify causes of displacement or account for new housing construction or infrastructure projects, which may impact displacement risk.

² Household-level data from Data Axle; tract-level data from the 2014 & 2019 American Community Survey; [Affirmatively Furthering Fair Housing \(AFFH\) data](#) from various sources compiled by California Department of Housing and Community Development; [Longitudinal Employer-Household Dynamics \(LEHD\) Origin-Destination Employment Statistics \(LODES\) data](#); and the Environmental Protection Agency's [Smart Location Database \(https://www.urbandisplacement.org/maps/california-estimated-displacement-risk-model/\)](https://www.urbandisplacement.org/maps/california-estimated-displacement-risk-model/)

How to Read the Estimated Displacement Risk Maps

Renter Income Group Displacement Risk by Tract					
Renter Income Group	None	Probable	Elevated	High	Extreme
VLI (0-50% AMI)	X				
LI (50-80% AMI)	X				
Overall Tract Displacement Risk: None					

Renter Income Group Displacement Risk by Tract					
Renter Income Group	None	Probable	Elevated	High	Extreme
VLI (0-50% AMI)		X			
LI (50-80% AMI)		X			
Overall Tract Displacement Risk: Probable Displacement					

Renter Income Group Displacement Risk by Tract					
Renter Income Group	None	Probable	Elevated	High	Extreme
VLI (0-50% AMI)				X	
LI (50-80% AMI)		X			
Overall Tract Displacement Risk: 1 Income Group					

Renter Income Group Displacement Risk by Tract					
Renter Income Group	None	Probable	Elevated	High	Extreme
VLI (0-50% AMI)			X		
LI (50-80% AMI)	X				
Overall Tract Displacement Risk: 1 Income Group					

Renter Income Group Displacement Risk by Tract					
Renter Income Group	None	Probable	Elevated	High	Extreme
VLI (0-50% AMI)					X
LI (50-80% AMI)				X	
Overall Tract Displacement Risk: 2 Income Groups					

Estimated Displacement Risk in the City Core Plan Area

Figure 1: City Core Estimated Renter Displacement Risk

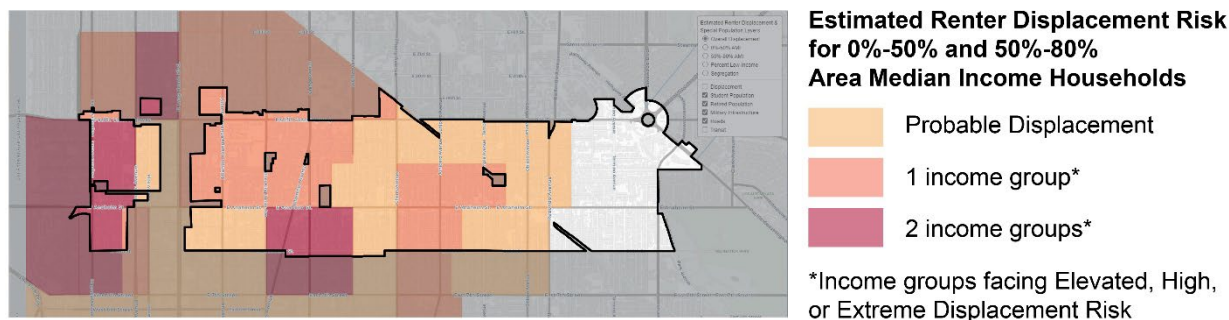


Figure 1 indicates whether one or both low-income groups (0-50% AMI and 50-80% AMI) experience some degree of renter displacement risk in each census tract. The EDR model predicts that low-income renters face some degree of probable or predicted displacement risk within a majority of City Core census tracts. Both income groups (i.e., all low-income renters) face displacement risk in the Western City Core areas west of Pacific Avenue and northwest of Pacific Coast Highway and Locust Street. Both income groups also face displacement risk in the Central City Core areas south of Anaheim Street, between Martin Luther King Jr. Avenue and Walnut Street. Displacement risk is not indicated for any census tracts northeast of Loma Avenue and Anaheim Street, or southeast of Redondo Avenue and Anaheim Street.

Figure 2 below indicates the degree of Estimated Displacement Risk for the two income groups individually within the City Core plan area.

Very low-income households (VLI: 0%-50% AMI) face higher displacement risk in the Western and Central City Core areas west of Cherry Street, with High and Extreme displacement risk occurring in tracts north of Pacific Coast Highway and South of Anaheim Street. For VLI households, extreme displacement risk is estimated in three census tracts (5730.02, 5758.02, 5764.01), high displacement risk in one census tract (5764.02), and elevated displacement risk in five census tracts (5732.02, 5733, 5752.01, 5753, 5754.01).

Low-income households (LI: 50%-80% AMI) also face higher displacement risk in the Western and Central City Core areas, however compared to VLI households, LI households face lower displacement risk in the Western City Core area, and slightly increased displacement risk in the Eastern City Core area (east of Cherry Street). For LI households, extreme displacement risk is estimated in one census tract (5764.01), high displacement risk in three census tracts (5730.02, 5758.02, 5764.02), and elevated displacement risk in three census tracts (5754.01, 5751.02, 5769.01).

Figure 3 indicates the prevalence of low-income households (percentage of households earning 0%-80% AMI) by census tract within the City Core area. Over 50% of households within all census tracts northwest of Orizaba Avenue and Anaheim Street and southwest of Redondo Avenue and Anaheim Street are low-income (one exception – between Long Beach Boulevard and Martin Luther King Jr. Avenue north of Pacific Coast Highway – contains 49.9% low-income households).

Figure 2: Estimated Displacement Risk by Income Group

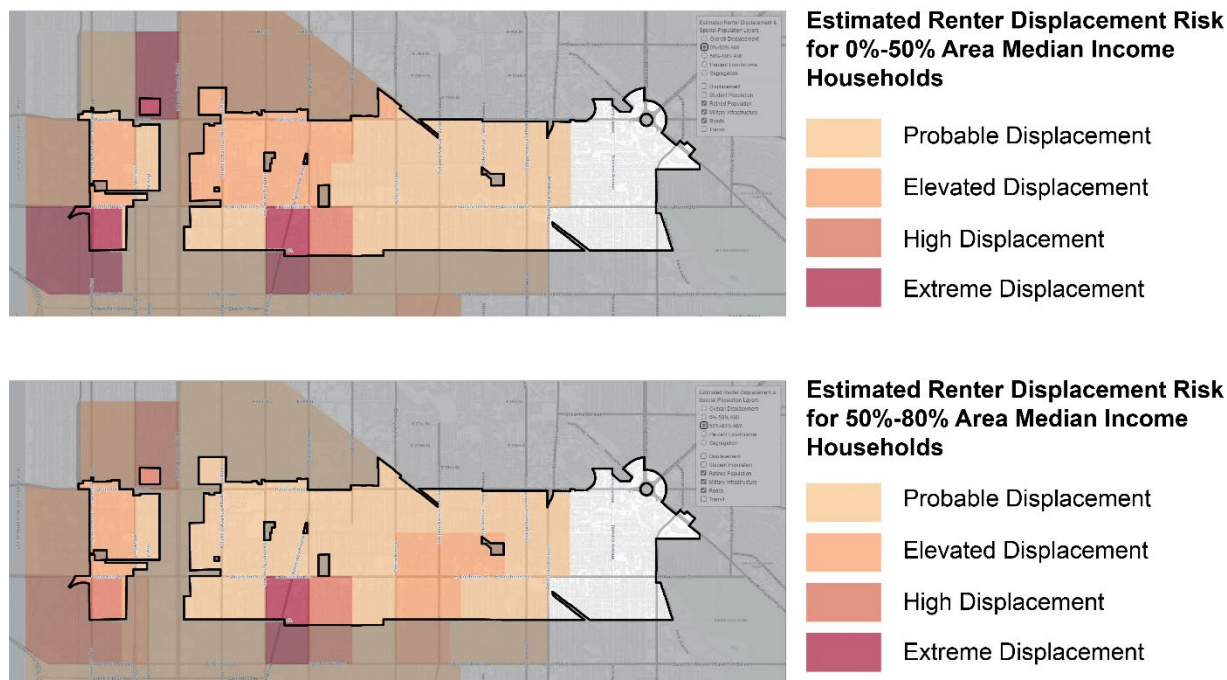
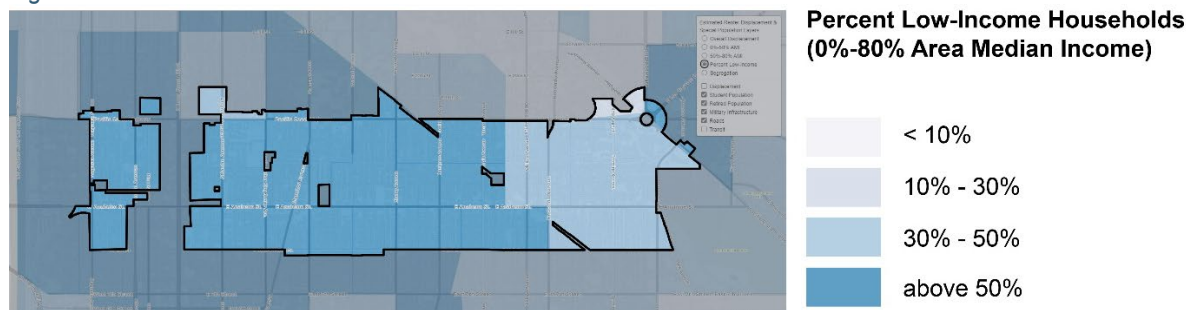


Figure 3: Percent Low-Income Households



To better understand who lives within areas experiencing displacement risk, we can look to the Socioeconomic and Demographic Existing Conditions maps prepared for City Core project area.³ A comparison shows that census tracts experiencing Extreme Displacement Risk (5730.02, 5758.02, 5764.01, as shown in Figure 2: Estimated Renter Displacement Risk by Income Group), also fall in the highest citywide quintile for Poverty Rate, Renter Households, Housing Burdened Households, Lack of High School Diploma, Environmental Justice Impact Score, Population 18 and Under, Linguistic Isolation, Latinx Residents, and Cambodian/Khmer Residents. Understanding which communities are at greatest risk of displacement is an important first step in identifying and implementing anti-displacement strategies that respond directly to community needs.

³ See Appendix

Understanding the Relationship Between Housing Production and Displacement/Replacement

Among planning practitioners and housing experts, significant housing production of some kind (market-rate private development, subsidized private or non-profit development, and/or subsidized public development) is considered a primary solution to California's dire housing shortage and affordability crisis. However, the direct effects of new market-rate housing on local markets are contested, with relatively little research available to inform statewide assumptions or policy. While the Urban Displacement Project's EDR model does not factor new housing construction into their risk assessment, they track these impacts in a recent research brief titled *New Development for Whom? How New Housing Production Affects Displacement and Replacement in the San Francisco Bay Area* (Chapple et al., March 2022).⁴ As the title suggests, the report's data are specific to the San Francisco Bay Area, and one of their key findings is that more research is needed to understand effects in different contexts and over long term. Nevertheless, their case study offers recent and reliable data from a diverse set of urban environments and housing markets ("high-density San Francisco, populous San Jose, and rapidly changing Oakland") in a region facing housing pressures similar to Los Angeles County's. Despite similarities to the Los Angeles region, it is important to note that these three Bay Area cities have all had various levels of rent stabilization in place since 1979-1980, whereas Long Beach lacks a municipal rent control or stabilization ordinance, and has only been subject to statewide rent increase limits since 2019.

The report concludes that overall, new market-rate housing leads to a slight increase in "churn" – people moving both out and in across most socioeconomic groups – slightly *increasing displacement* for lower income people (0.5%-2% above normal rates) and *decreasing rates of moving out* for high-income people. In gentrifying areas⁵, their research finds that new market-rate construction increases net migration rates (moving in) across all socioeconomic groups, disproportionately among higher-income groups, but does not appear to impact rates of moving *out* for any group. In summary, new market-rate construction does not appear to substantially increase displacement of low-income groups, but primarily benefits higher-income groups and may therefore contribute to accelerated change in sociodemographic composition and disruption of community identity.

Additional research finds that the ability of new housing production to moderate housing costs and increase affordable housing options depends on the submarket context of the development. Anthony Damiano and Chris Frenier's 2020 study *Build Baby Build?: Housing Submarkets and the Effects of New Construction on Existing Rents* finds that new market-rate development increased rents by 6.7% in lower-priced rental housing within 300 meters of the new construction, but reduced rents by 1.7% in higher-priced rental housing in the same radius.⁶ Findings from both *New Development for Whom?* and *Build Baby Build?* lend credibility to concerns in low-income and gentrifying communities that new market-rate development stimulates a disproportionate influx of higher-income residents, and leads to indirect (e.g., exclusionary) displacement through increased rents in the surrounding area. If these effects are similarly reflected in Long Beach, the City's disproportionate concentration of Housing Element

⁴ https://www.urbandisplacement.org/wp-content/uploads/2022/03/IGS_1_New-Production_Brief_03.01.22.pdf

⁵ Substantially increasing in housing prices or rents, while also experiencing a substantial influx of high-income or highly-educated residents

⁶ <https://www.cura.umn.edu/research/build-baby-build-housing-submarkets-and-effects-new-construction-existing-rents>

site inventory parcels in lower-income submarkets, and predominance of market-rate housing development, points to a need for anti-displacement measures surrounding new development.

To help existing residents stay in their neighborhoods after new market-rate construction, the authors of *New Development for Whom?* recommend pairing new market-rate construction with both subsidized housing construction (with community preference) and housing preservation with continued tenant protections and neighborhood stability measures.⁷ These recommendations summarize a broader list evaluated in Karen Chapple and Anastasia Loukaitou-Sideris' *White Paper on Anti-Displacement Strategy Effectiveness* (February 2021), which is discussed in more detail in the following section.

Review of Anti-Displacement Strategies and Policies

Building on their prior research examining the impacts of public investment on displacement, Karen Chapple and Anastasia Loukaitou-Sideris provide an anti-displacement policy analysis in their *White Paper on Anti-Displacement Strategy Effectiveness* (February 2021).⁸ The *White Paper* uses a literature review to evaluate 17 anti-displacement policies, categorized into "Production," "Preservation," and "Neighborhood Stabilization" strategies, as shown in Figure 4. In addition to a category, each policy is given a score for Literature Coverage Level, Potential to Prevent Displacement, Market Type, Implementation Scale, and Timeframe to Prevent Displacement. The *White Paper* also acknowledges important gaps or limitations in existing literature, such as selective use of displacement indicators, lack of insight on racial impacts, and a lack of analysis of barriers to implementation. These limitations in the broader literature can inform context-specific research that jurisdictions should conduct to better understand the applicability and benefits or impacts of each policy in their communities.

For a zoning implementation plan, production-based anti-displacement strategies are most relevant to the project's purview, however the long-term success of these strategies will depend on the affordability, scale, and context of new development, and the City's implementation of short-term preservation and neighborhood stabilization strategies to protect existing residents and communities as affordable housing stock is developed over time.

⁷ *New Development for Whom?* assumes "continued" tenant protections and neighborhood stability measures, as the cities studied in their review have had local rent control policies in place for decades. Benefits of these policies may be emphasized in markets with limited existing protections in place.

⁸ <https://www.urbandisplacement.org/wp-content/uploads/2021/08/19RD018-Anti-Displacement-Strategy-Effectiveness.pdf>

Figure 4: Literature Review Summary Table from White Paper on Anti-Displacement Strategy Effectiveness

Category	Policy Name	Literature Coverage Level	Potential to Prevent Displacement*	Market Type**	Implementation Scale	Timeframe to Prevent Displacement
Production	Housing Production	HIGH	HIGH+	Strong	Local, State	Long-term
Production	Inclusionary Zoning + Developer Incentives	MEDIUM	MEDIUM	Strong	Local, State	Long-term
Production	Accessory Dwelling Units	LOW	MEDIUM	Neutral	Local, State	Long-term
Production	Impact + Linkage Fees	MEDIUM	LOW	Strong	Local	Long-term
Production	Housing Overlay Zones	LOW	MEDIUM	Strong	Neighborhood, Local	Long-term
Production	Land Value Recapture	LOW	LOW	Strong	Local, State	Long-term
Preservation	Unsubsidized Affordable Housing	LOW	HIGH	Neutral	Local, State	Short-term
Preservation	Federally-Funded Housing Developments	MEDIUM	MEDIUM	N/A	Local, Federal	Short-term
Preservation	Housing Rehabilitation	MEDIUM	LOW	N/A	Local, State, Federal	Short-term
Preservation	Condominium Conversion Restrictions + Tenant Opportunity to Purchase	MEDIUM	MEDIUM	Strong	Local	Short-term
Preservation	Community Control of Land	LOW	HIGH	Neutral	Neighborhood, Local	Short-term
Neighborhood Stabilization	Rent Control	HIGH	MEDIUM	Strong	Local, State	Short-term
Neighborhood Stabilization	Community Benefits Agreements	MEDIUM	LOW	Strong	Neighborhood, Local, State	Long-term
Neighborhood Stabilization	Rental Assistance Programs	MEDIUM	HIGH	Neutral	Local	Short-term
Neighborhood Stabilization	Foreclosure Assistance	MEDIUM	HIGH	Neutral	Local, State, Federal	Short-term
Neighborhood Stabilization	Tenant Right to Counsel	MEDIUM	HIGH	Strong	Local	Short-term
Neighborhood Stabilization	"Just Cause" Evictions	MEDIUM	HIGH	Strong	Local	Short-term

* Potential: If we adopt this policy, how likely is it that displacement will be reduced directly or indirectly?

** For some policies, a strong market is necessary for feasibility, while for others, it makes them more effective.

+ Although both market-rate and subsidized housing production may successfully reduce indirect displacement, the effectiveness of a particular development depends on its context and scale.

In the following sections, each of the 17 Production, Preservation, and Neighborhood Stabilization strategies covered in the *White Paper*'s literature review are briefly discussed in terms of their general effectiveness, key considerations, existing or potential implementation and ability to prevent displacement within the City of Long Beach, and potential for use within the City Core plan area. The strategies are organized by the same categories used in Figure 4: Production, Preservation, and Neighborhood Stabilization. References to research findings are citing the *White Paper on Anti-Displacement Strategy Effectiveness* literature review unless indicated otherwise.

Production Strategies

Supportive General Plan and Zoning Regulations

While not included in the *White Paper*, the citywide General Plan document and zoning code provide the guiding regulations and policy for land use in the City, and therefore have great potential to influence and support housing production as an anti-displacement strategy. To meet state and regional requirements and effectively manage growth, cities have to accommodate new housing units and decide how to allocate those units spatially based on anticipated demand, feasibility, and other factors such as displacement risk. Focusing significant density and supportive development standards in targeted areas (e.g., near transit), with a focus on development in locations that do not have residential improvements today (e.g., on commercial corridors) can help to avoid direct displacement of existing residents. Maintaining existing or similar height and density limits in areas with high displacement risk can discourage major redevelopment and forestall associated displacement impacts.

In the City Core area, the significant density increases in the Neighborhood Serving Corridor (NSC) and Transit-Oriented Development (TOD) Placetypes adopted in the Land Use Element (LUE) are focused along major commercial corridors and near the highest quality transit in the city. Redevelopment of commercial corridors would allow for the reuse of land for residential development while minimizing risks of direct residential displacement. Areas designated with the Founding and Contemporary Neighborhood (FCN) Placetype may be less likely to redevelop due to a restrictive two-story height limit. The limited potential for redevelopment in the FCN Placetype areas may reduce direct displacement in these areas, although indirect displacement from rising rents **may still be a factor over time**. For NSC and TOD areas also facing high displacement risk, preservation and neighborhood stabilization strategies (discussed below) will be particularly important. Additionally, the City should consider how the enhanced density bonus program may impact property turnover and direct displacement if used in FCN areas.

Housing Production (high potential)⁹

Housing production is a broad long-term strategy to reduce indirect displacement, but success depends on a number of factors, including the type of units (market-rate or subsidized/affordable), the context and scale of development, and the market type. Research suggests that subsidized housing has twice as strong an effect on preventing displacement as market-rate when considering the stability of low-income households in aggregate; due to data limitations, it is difficult to measure broadly whether current residents are staying in place.

Research also suggests that impacts of new market-rate development vary by submarket and may likely increase rents in the direct vicinity for low-income submarkets.

Long Beach has broadly supported housing production through the goals and policies of the Housing Plan (Chapter 6) of the 2021-2029 Housing Element Update, which focus on the identification of available and adequate sites, promotion of high-quality rental and homeownership opportunities in a range of typologies through development and urban design standards. Specific Plans and zoning implementation plans serve to implement these Housing Element policies, as well as policies in the 2019 Land Use Element. The City Core zoning districts can include development standards that support the feasibility of development reaching

⁹The level of “potential” included in parenthesis next to each strategy throughout this section reflects the strategy’s level of potential to prevent displacement as determined in the *White Paper on Anti-Displacement Strategy Effectiveness* literature review (see Figure 4).

the densities of the adopted General Plan Land Use Element, and remove barriers to redevelopment such as high parking requirements or restrictive ground floor commercial requirements in areas without demonstrated market demand.

Inclusionary Zoning and Developer Incentives (medium potential)

Inclusionary zoning and developer incentives are long-term strategies to reduce indirect displacement, with potential depending on market strength and the terms of each program. Most inclusionary programs require between 10-15% of total units in a project set aside as affordable units, and research suggests that inclusionary zoning is most effective as an anti-displacement strategy when affordable units are required as a higher share of total units. However, too high of an inclusionary requirement may neutralize benefits by disincentivizing development or preventing project feasibility altogether, as inclusionary developments rely on market rate units to cross-subsidize affordable units. Furthermore, this cross-subsidy can contribute to an increase in overall market rate housing costs and prices in markets with inclusionary requirements.

Top-producing inclusionary programs typically have some combination of the following factors:

- Mandated (as opposed to voluntary) inclusionary zoning program
- A minimum project size that triggers inclusionary program between 5 and 30 units
- Affordable unit percentages from 12.5 to 35 percent
- In-lieu fees allowed
- Very-low to low-income households served
- Minimum affordability timeline of 30 years

In February 2021, the City of Long Beach adopted an Inclusionary Housing (IH) program that applies to the Downtown and Midtown submarkets, based on findings from a housing development market analysis conducted to reveal the areas in the City that could support a mandated IH program. The program requires 11% of rental housing units to be affordable to very low-income households, and 10% of ownership housing units to be affordable to moderate-income households. From 2021 to 2022, 93 affordable IH units have been produced or added to the development pipeline through mixed-income projects under the City's IH program. Housing Element Program 6.7 includes actions to monitor the IH program effectiveness, identify potential modifications by 2023, and expand the program to other submarkets by 2024. Long Beach also offers additional regulatory incentives to accommodate development of accessible and affordable housing, including early-input, reduced fees, process streamlining, development standard concessions, and local provisions that establish incentives greater than those provided by the State for mixed-income housing as part of the Enhanced Density Bonus ordinance. While IH feasibility depends on specific market conditions, the City Core Zoning Implementation Plan (ZIP) could inform future efforts to expand the IH program by identifying areas within the project boundaries that may have appropriate physical and economic conditions for IH.

Accessory Dwelling Units (ADUs) (medium potential)

ADUs are a long-term strategy to reduce indirect displacement, namely as an avenue to permit housing production and meet fair housing goals in lower-density residential areas, many of which are also located in high resource areas where the underlying zoning prohibits denser development. Limited research exists on ability of ADU construction to prevent displacement or serve lowest-income households. As with other housing production strategies, ability to prevent displacement generally depends on level of affordability per unit.

In 2020, the Southern California Association of Governments (SCAG) prepared a Regional Accessory Dwelling Unit Affordability Analysis based on a rent survey of ADUs across the region. This Affordability Analysis has been approved by HCD for use in the SCAG region to establish the likely potential affordability levels of ADUs expected to be constructed during the Housing Element planning period. Long Beach belongs to the Los Angeles County II subregion in this study, which consists of ADUs with the following income/affordability distribution:

- » Extremely Low Income: 15.0 percent
- » Very Low Income: 8.5 percent
- » Low Income: 44.6 percent
- » Moderate Income: 2.1 percent
- » Above Moderate Income: 29.8 percent

In Long Beach, per state law, ADUs and JADUs are allowed in residential zoning districts that permit single-family or multi-family residential uses, and in other mixed-use zoning districts, planned development districts, and specific plan areas where residential uses are allowed. Housing Element Policy 6.13 directs the City to “pursue funding opportunities to finance ADUs in high-resource areas with tenancy of the ADU restricted for low and moderate-income renters.” Housing Element Action 1.1.6 directs the City to “monitor trends on development rates and ADU affordability every other year and take appropriate action, such as adjusting assumptions, within six months. If necessary, revise strategy in 2025. Monitor ADU production by TCAC opportunity zone and investigate causes of any imbalance in the creation of units in targeted areas.” By identifying the location and affordability of rental ADUs within the City Core area, the City could track the success of ADU development as a strategy to increase affordable housing options in areas with high estimated displacement risk. Several cities in California have programs to help facilitate the construction of affordable ADUs, through loans, technical assistance, and rental rebate programs—all of which could be explored by the City of Long Beach. The existing lot coverage within the City Core area is quite high, indicating that there may be less ADU potential relative to other parts of the City, but ADU potential has not been assessed in detail.

As a result of substantial relaxation of development standards and procedures by the State to facilitate ADU construction, the City has seen significant increases in applications and permits for ADUs across Long Beach. Production of ADUs has more than quadrupled between 2018 and 2020, as shown below:

- » 2018: 59 units
- » 2019: 151 units
- » 2020: 268 units

The above three-year period yields an annual average of 159 units. To be conservative, and based on the observed development trends in the City, the Housing Element assumes an annual average of 159 ADUs between 2021 and 2029, for a total of 1,275 units, representing nearly 5% (4.8%) of the City’s 6th Cycle RHNA. This is based on the average number of ADUs that have been permitted over the past three years (Adopted 2021-2029 Housing Element Technical Appendices, p. C-2).

Given the progressively upward trend and an emerging trend of Junior ADUs, which are attached accessory units that occupy the existing square footage of a housing unit and therefore, are typically smaller in size, less expensive to construct, and a more affordable housing option, the City anticipates that the construction of ADUs will continue to increase.

Preliminary data on housing starts in 2022 show at least 586 ADUs, which is higher than last year's ADU production figures and nearly 50% (45%) of the 6th Cycle projected ADU average of 1,275 units.

Housing Overlay Zones (HOZs) (medium potential)

Housing Overlay Zones are a long-term strategy to prevent displacement through production of affordable housing, especially in strong markets. HOZs offer incentives such as density bonuses, relaxed development standards, streamlined permits or CEQA review in specific submarkets in exchange for a high percentage of residential units to be offered at below-market rate prices.

While Long Beach currently has no housing overlay zones, the Enhanced Density Bonus (EDB) program is similarly designed to incentivize production of affordable housing through relaxed development standards and density bonuses. The City also offers streamlined permitting processes and California Environmental Quality Act (CEQA) review for affordable housing developments. Housing Element Program 2.1 speaks to programs designed to mitigate constraints on housing development, such as the adopted Enhanced Density Bonus ordinance and streamlined housing development review pursuant to the CEQA, as well as allowing for a streamline ministerial review process at the Site Plan Review Committee (SPRC) level for residential projects (regardless of the number of units) that are comprised of 100 percent affordable units or are interim housing projects. This change allows 100% affordable housing projects of any size to go through a more streamlined ministerial review process since such projects are no longer required to go through approval of the Planning Commission, thereby reducing the time and entitlement cost for residential projects that address these critical housing needs, consistent with the guidance provided by State law. Lastly, Housing Element Program 1.5 proposes a Religious Facility Housing Overlay. Based on this program, the City will adopt an overlay by the end of 2023 to provide incentives and relief for developing affordable housing on religious facility properties. Housing Element Action 6.9.2 also directs the City to assess progress of housing production in state-identified high opportunity areas in 2025, and explore other land use strategies (such as an Affordable Housing Overlay) to be implemented if the City is not meeting housing goals for all income levels in these areas.

Impact and Linkage Fees (low potential)

Impact and linkage fees are a long-term strategy to prevent displacement, with low potential depending on market strength, according to the literature. The strategy involves collection of a fee on new market rate and commercial development that meet certain criteria, generating additional funds that can be used to preserve and produce affordable housing. The exact fee structure is typically identified through a project-specific nexus study to justify the appropriate type of exaction. While Long Beach currently applies development impact fees that fund various City facilities and infrastructure, the City has no current or proposed impact fee or linkage fee to fund affordable housing, however Housing Element Program 3.4 proposes exploring feasibility of a commercial linkage fee.

Revenue from Long Beach's Inclusionary Housing in-lieu fee functions similarly to an Impact or Linkage fee, feeding into the City's Housing Trust Fund, which is dedicated to meeting the housing needs of extremely low and above-moderate income households throughout the City.

Land Value Recapture (low potential)

Land Value Recapture (LVR) is a long-term strategy to indirectly prevent displacement by generating and contributing funding for public subsidies or infrastructure to provide housing. The literature suggests that LVR has a low potential to prevent displacement, as programs rely on favorable market conditions that incentivize profitable development, and are typically not well developed enough to generate meaningful outcomes for housing affordability. LVR generally refers to a tax on landowners who experience windfall increases in their land value as a result of public sector action (such as rezoning or infrastructure investments) rather than improvements made to a property by its owner. Public agencies have the potential to recapture value using a number of policy tools. While some LVR mechanisms are not linked to development, others such as development impact fees are only triggered by development activity.

Long Beach currently applies development impact fees that fund various City facilities and infrastructure, and other LVR mechanisms could be explored in fulfillment of Housing Element Action 3.4.1, which directs the City to evaluate new mechanisms for funding affordable housing with a “focus on how to help achieve fair housing goals through use of additional allocated funds using an equity lens.”

Preservation Strategies

Unsubsidized Affordable Housing (high potential)

Preservation of unsubsidized affordable housing (also referred to as naturally occurring affordable housing or NOAH) is a short-term strategy to prevent displacement, with potential regardless of market strength. Unsubsidized affordable housing includes rental units offered by the private market that are affordable, regardless of any subsidy or regulatory scheme, though “naturally occurring” affordable units are at risk of becoming unaffordable if there are changes in the market. Cities have implemented a variety of programs to preserve this type of housing based on several criteria including estimated rehabilitation cost, gentrification potential, proximity to transit, property size, property age, distance from hazards, etc. Other programs have targeted providing financial incentives and technical assistance. Rent control/stabilization, discussed in more detail under the Neighborhood Stabilization Strategies section, is a key short-term and long-term strategy to preserve the affordability of NOAH units in the face of market changes.

Long Beach has current policy and long-range planning programs and actions dedicated to the preservation of NOAH. Housing Element Program 6.4 highlights the City’s two housing ordinances adopted in 2021 that “include provisions for no-net loss that go above and beyond state law, for development that is subject to the Mello Act for replacement housing in the Coastal Zone, as well as for projects that take advantage of the Enhanced Density Bonus.” Associated Housing Element Actions 6.4.1. and 6.4.2. direct the City to “Pilot anti-displacement strategies that go above and beyond State Law to determine how verification of both tenant income and rent levels for no net loss requirements can be administered” and to “Amend the Zoning Code to establish the replacement requirements pursuant to Assembly Bill (AB) 1397,” respectively. Housing Element Policy 6.9 directs the City to improve the regulatory pathway for legalizing unpermitted dwelling units to help protect tenants in those units and preserve the housing stock. Many of these types of existing units tend to be naturally occurring unsubsidized affordable housing, and the Unpermitted Dwelling Unit Amnesty Ordinance, adopted in 2021, charts a path for legalization of such units, as well as requiring that the legalized units be subject to a 10-year affordability covenant that is the lower of either the existing tenant’s income level or moderate-income rent. Lastly, Housing Element Action 7.2.2 directs the City to explore

additional housing programs such as Rent Stabilization and tenant/landlord mediation services including through research on successful programs in nearby jurisdictions.

The policies and programs above are particularly important in Long Beach, given the City's high prevalence of NOAH relative to Los Angeles County as a whole. The City Core area has experienced a great deal of organic densification over time, where formerly single-family parcels have been converted to duplexes and triplexes. Putting development standards in place that encourage this form of densification without a total redevelopment may help to maintain housing without displacement. The recent passage of Senate Bill (SB) 9 allows homeowners to split a single-family residential lot into two lots with up to two units of housing on each. Given the two-story height limit within FCN Placetype areas, it is possible that there will be little financial incentive to fully redevelop parcels with new housing. When units are added through SB9, existing rental units are likely to remain, but upward pressure on rents may still occur due to proximity to new units along nearby City Core corridors that are designated with denser NSC and TOD Placetype areas.

Community Control of Land (high potential)

Community control of land is a short-term strategy with potential to prevent displacement, regardless of market strength. Existing research considers the following policies under the umbrella of community control:

- Community land trusts
- Resident owned communities
- Limited equity cooperatives
- Land banks

These strategies allow tenants the ability to become collective owners of the land they live on, thereby retaining control, and guaranteeing they will be able to afford their home indefinitely. However, recent research suggest community land trusts can be complex to implement and maintain. There is no research on the effectiveness of community control policies to directly prevent displacement, though existing research points to potential for community control policies to reduce displacement through protective affordability requirements and long-term commitment.

Policies to establish and support community control of land are included in several Long Beach planning documents. As referenced in the Tenant Opportunity to Purchase (TOPA) section below, *Cambodia Town Thrives* calls for the enactment of TOPA to support the Community Land Trust movement in building local purchasing powers for community ownership that aligns with residents' and stakeholders' priorities and keeping capital investment and circulation within the community. The Long Beach Racial Equity + Reconciliation Initiative includes a relevant policy to explore investment in alternative forms of land/property ownership to prevent displacement, such as community land trusts. The Long Beach Housing Element also includes multiple policies and programs related to community control of land, including Program 6.8, Community Land Trust, and associated Action 6.8.1 which directs the City to provide technical assistance to community groups and other private organizations in pursuing/ establishing Community Land Trusts or other models for facilitating community ownership of affordable housing, including identifying and pursuing eligible funding pools. Housing Element Policy 6.10 directs the City to support Community Land Trusts, neighborhood investment companies and/or other models for facilitating community ownership of affordable housing and to provide ways to empower community members to participate in community development.

Condominium Conversion Restrictions + Tenant Opportunity to Purchase (medium potential)

Condominium conversion restrictions and Tenant Opportunity to Purchase (TOPA) is a short-term strategy to prevent displacement, most effective in a strong market where interest in homeownership or redevelopment exists. Condominium conversion restrictions can protect existing multi-family building tenants by implementing eligibility criteria for condominium conversion and limiting the amount of units that can be converted a year. If a unit is being converted to a condominium, TOPA allows tenants the first right to purchase their unit. Both programs require significant financial resources from municipalities and may be unlikely to serve the lowest income households. Existing research suggests condominium conversions can directly displace tenants, though programs like TOPA may negate this process to some degree, protecting some existing tenants. Nevertheless, there is overall limited research on the effect of allowing or restricting condominium development and TOPA on tenant displacement.

Long Beach has no current or proposed condominium conversion restrictions, however tenants are granted right of first refusal in any project consisting of a conversion of a residential rental unit to an ownership unit, per Long Beach Municipal Code Title 20 Subdivisions, Chapter 20.32. Under this ordinance, each tenant shall be given notice of an exclusive right of 90 days to contract for the purchase of an occupied unit, or other available rental units in the building. Specific to the City Core area, the *Cambodia Town Thrives* community vision plan includes a policy to “Establish community ownership by enacting the Tenant Opportunity to Purchase Act (TOPA) to enable tenants to exercise a first right of purchase when a property goes up for sale. This Long Beach Community Land Trust movement is part of the larger efforts in California to build local purchasing powers for community ownership that aligns with residents’ and stakeholders’ priorities — keeping capital investment and circulation within the community.” This policy suggests a community ownership model (COPA) in which qualified nonprofit organizations also have a right of first refusal.

Federally Funded Housing Developments (medium potential)

Preservation of federally funded housing is a short-term strategy to prevent displacement. Preserving these units can increase housing accessible to the lowest income individuals. The role of the market in preservation of these units is unclear, yet preserving such units is key regardless of market strength, due to the significant loss of fully subsidized units through the HOPE VI program, and Article 34 of the California Constitution obstructing new public housing production by requiring voter approval for publicly funded developments.

In 2010, the federal government reinstated replacement of demolished units and introduced the Rental Assistance Demonstration (RAD) program to collect funds to rehabilitate and operate sites. Long Beach’s Housing Element includes several programs, policies, and actions related to preservation of publicly assisted and at-risk units, though not explicitly stated for federally funded housing developments. Housing Element Policy 3.7 directs continuation of the City’s rehabilitation loan and grant programs to assist in the preservation of affordable housing units, and Policy 6.17 directs the City to maximize the preservation and replacement of affordable housing units through no net loss and other strategies. Housing Element Program 5.1, Preservation of At-Risk Units, establishes a number of actions to monitor and preserve at-risk affordable units through refinancing, acquisition, and financial assistance, and support at-risk tenants with rental assistance, education, and proper noticing.

Housing Rehabilitation (low potential)

According to the literature, housing rehabilitation has a low potential to prevent displacement because rehabilitation of units, defined as upgrading seriously deteriorating housing units, is difficult to scale without directly or indirectly displacing tenants, unless other policies are in place. However, despite limited federal rehabilitation efforts over the past few decades, housing rehabilitation may prove to be a relatively successful anti-displacement strategy in Long Beach, as the City has funded rehabilitation of thousands of units in exchange for extending affordability covenants, usually for another 55 years.

Long Beach's Housing Element includes multiple policies and actions related to housing rehabilitation. Housing Element Action 5.1.1 directs the City to monitor the status of the 2,089 affordable housing units in 22 projects that are at risk of converting to market rate, and seek to preserve these affordable units for extremely low income households and very low income households. Housing Element Policy 3.7 directs continuation of the City's rehabilitation loan and grant programs to assist in the preservation of affordable housing units. Program 6.12, Housing Rehabilitation, and associated Action 6.12.1, direct the City to pursue State and federal funding to establish a housing rehabilitation program that dedicates funding and staff resources to neighborhoods of concentrated poverty and disproportionate housing needs, and to establish program components and guidelines that are appropriate for the nature and extent of housing rehabilitation needs and income/affordability levels of the neighborhood residents.

Neighborhood Stabilization

Rental Assistance Programs (high potential)

Local rental assistance programs (as opposed to federal tenant-based or project-based rental assistance such as Section 8) are a short-term strategy with high potential to prevent direct displacement by supplementing income for renter households facing economic hardship. Rental assistance programs can be implemented as either permanent or ad hoc/emergency programs and funded through a variety of sources including general revenue, housing trust funds, and philanthropic contributions. While funding is the primary component of a rental assistance program, successful implementation depends critically on public knowledge of the program and ability to distribute funds quickly to households facing eviction. Some research conducted in eviction courts revealed that households had limited familiarity with the available resources and that the process of confirming applicant eligibility often outlasted the eviction process itself.

Long Beach has an Emergency Rental Assistance Program (LB-ERAP) through the Long Beach Recovery Act that can provide reimbursement to low-income households for up to 18 months of past due rent and/or utility bills and 3 months of prospective (future) rent. Due to finite funding and intense demand for assistance, applications are accepted in temporary application periods, emphasizing the need for consistent funding and robust processing and distribution infrastructure to meet year-round need in emergency situations.

Foreclosure Assistance Programs (high potential)

Foreclosure assistance programs are a short-term strategy with high potential to prevent displacement by providing financial aid and/or loan counseling to homeowners facing financial default on mortgage loans. Foreclosure assistance programs are especially important during economic downturns and provided a major safety net for vulnerable households in the Great Recession.

Long Beach does not have an ongoing local program to offer financial foreclosure assistance, however the City has homebuyer programs & resources aimed at providing financial education on topics including foreclosure prevention and effective debt management. These programs include the Affordable Housing Clearinghouse (AHC) First-time Homebuyer Classes and Post Homeownership Assistance, and the Home Preservation & Prevention (HPP) CARES Community Development Center, which is a Department of Housing and Urban Development (HUD) approved housing counseling agency. Beginning in early 2023, the City of Long Beach will offer a First-Time Homebuyer Assistance Program designed to assist low-and moderate-income families traditionally underrepresented in homeownership by providing financial assistance for down payment and closing costs.

Tenant Right to Counsel (high potential)

Tenant right to counsel is a short-term strategy with a high potential to prevent displacement, especially in a strong market. Offering renters access to legal representation in eviction cases has potential to mitigate displacement pressures and has helped keep threatened residents at their homes as evidenced through recent case studies in several jurisdictions¹⁰.

Long Beach Housing Element Program 6.5, Tenants Right to Counsel, and associated actions 6.5.1 and 6.5.2 direct the City to provide right to counsel services for at least 3,500 households in Long Beach at risk of eviction, and to provide focused outreach to residents in Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) and to communities of color to ensure they take advantage of tenant right to counsel services.

“Just Cause” Eviction (high potential)

“Just Cause” eviction policies are a short-term strategy with a high potential to prevent displacement, especially in a strong market. Existing research finds that forbidding property owners from evicting tenants except under certain circumstances, such as nonpayment of rent, violation of lease terms, or permanent removal of a dwelling from the rental market, has contributed to a decline in evictions.

In accordance with AB 1482, Tenant Protections Act of 2019, Long Beach Municipal Code Title 8 Health and Safety, Chapter 8.99 prohibits evictions without just cause for tenants who have lived in a unit for at least one year. In July 2021, Long Beach City Council also approved an emergency ordinance to add Chapter 8.102 to the Municipal Code, temporarily prohibiting lease terminations and evictions due to substantial remodel of property. This emergency ordinance and prohibition expired on March 17, 2022.

Rent Stabilization (medium potential)

Rent control or rent stabilization is a short-term strategy to prevent displacement, especially by keeping housing costs stable for lower-income renter households facing higher displacement pressures in strong markets. Rent control policies limit the amount landlords can raise rents year over year, but typically include exemptions for new construction, and provisions for rents to return to market-rate between tenancies (as is mandated in California by the Costa-Hawkins Rental Housing Act). **Effectiveness of rent control or stabilization policies largely depends**

¹⁰ [New York City](#), [San Francisco](#), [Newark](#), [Cleveland](#), [Philadelphia](#), [Boulder](#), and [Baltimore](#).

Source: ACLU, *Tenants’ Right to Counsel is Critical to Fight Mass Evictions and Advance Race Equity During the Pandemic and Beyond*. <https://www.aclu.org/news/racial-justice/tenants-right-to-counsel-is-critical-to-fight-mass-evictions-and-advance-race-equity-during-the-pandemic-and-beyond>

on the rate at which rent increases are capped. Both just cause and rent stabilization ordinances are associated with **decreased moving out of neighborhoods for the lowest socioeconomic status groups** and increased moving out of neighborhoods for those in higher-socioeconomic status groups. Some research suggests that rent control can have the unintended secondary effect of incentivizing property owners to remove rental units off the market for conversion to condominiums; however, impacts can sometimes be mitigated through TOPA provisions or restrictions on condominium conversions.

Long Beach does not currently have a municipal rent control or stabilization policy, however in accordance with AB 1482 – Tenant Protection Act of 2019, annual rent increases are limited to 5% plus any rise in the consumer price index (regional inflation), and limited to 10% in total. As the current CPI exceeds 5%, rent increases are capped at 10% annually, **which is not likely to provide significant stability for low-income households facing high rent burden.**

Community Benefits Agreements (CBAs) (low potential)

Community Benefits Agreements are a long-term strategy to directly prevent displacement, typically aimed at mitigating or off-setting negative impacts of large-scale development in areas vulnerable to gentrification. The literature suggests that CBAs have low potential to prevent displacement due to their limited scale and project-by-project application. CBAs require developers to adjust their project outcomes or process in any number of ways, such as inclusion of a certain number of affordable residential units, local hiring practices, or other economic development programs for the surrounding community. While CBAs are often developed in response to community pressure and opposition to specific projects that threaten to disrupt community stability, CBAs are ideally proactive initiatives based in collaboration between developers and community-based coalitions. Data on CBA effectiveness as an anti-displacement strategy is limited, as most existing research focuses on the terms and context of the CBA agreement, rather than the actual community-level outcomes following implementation.

While Long Beach does not have existing CBAs in place, the City Core project could pre-emptively recommend a menu of community benefits requirements for developments of a certain typology or scale in areas facing high displacement risk.

Appendix: City Core Socioeconomic and Demographic Existing Conditions Maps

City Core Existing Conditions Analysis

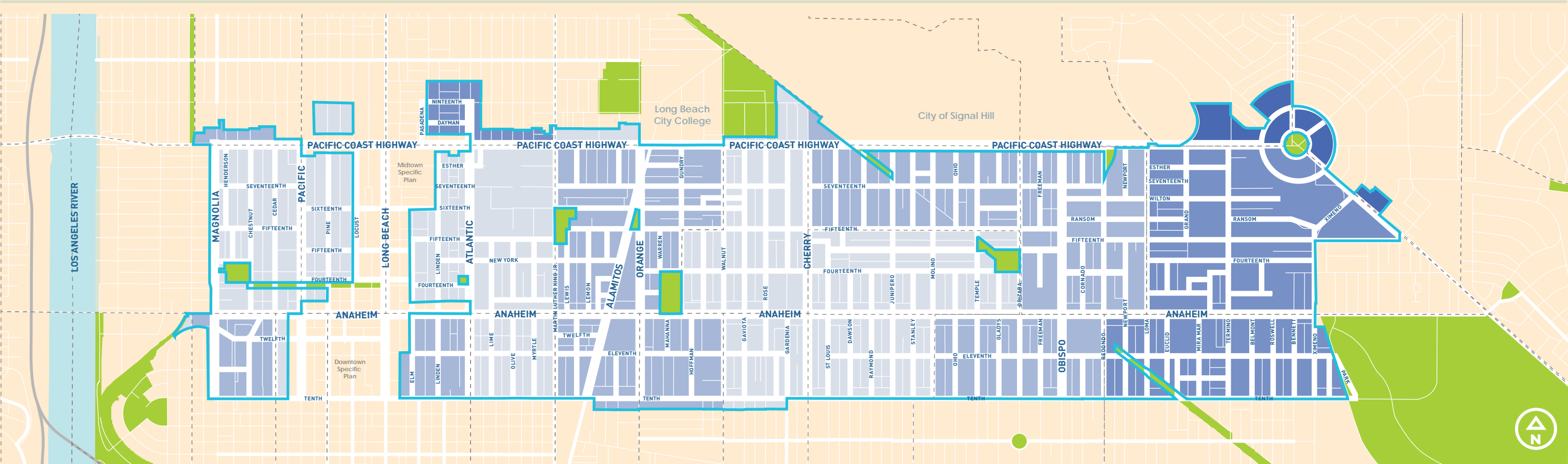
Socio-Demographic Conditions

February 18, 2022

Socioeconomic & Demographic Existing Conditions

MEDIAN HOUSEHOLD INCOME

- Median household incomes in most of the project area are below the City’s median of \$63,017 (2019), and all census tracts in the project area fall below the City’s 80th percentile.
- Median income increases in the census tracts east of Redondo Ave. and Loma Ave., with the highest median income in the tracts northwest and northeast of the Pacific Coast Highway traffic circle.



MEDIAN HOUSEHOLD INCOME BY CENSUS TRACT (IN THOUSANDS, USD)

0.0 - 41.0	1 - 20
41.1 - 54.3	20 - 40
54.4 - 76.2	40 - 60
76.3 - 117.4	60 - 80
117.5 - 190.5	80 - 99

Percentile Range
(City of Long Beach)

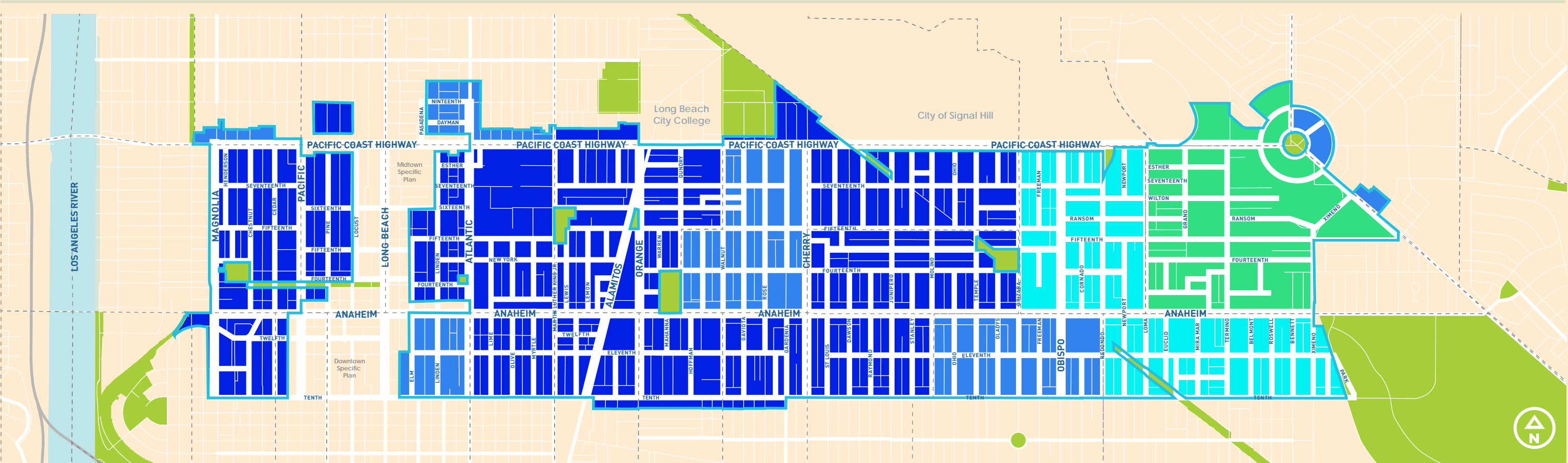
Lowest Census Tract Median Household Income in project area is \$31,714
Highest Census Tract Median Household Income in project area is \$88,871

Census Tract Boundaries

Source: ACS 5-year Estimates, 2015-2019

POVERTY RATE

- Several census tracts in the project area fall above the City’s 80th percentile for poverty, with lower poverty rates in census tracts east of Orizaba Ave.
- To control for the high cost of living in California, this data identifies individuals living under twice the federal poverty rate (per CalEnviroScreen methodology).
- The poverty level is based on income as well as the size of the household and the age of family members.



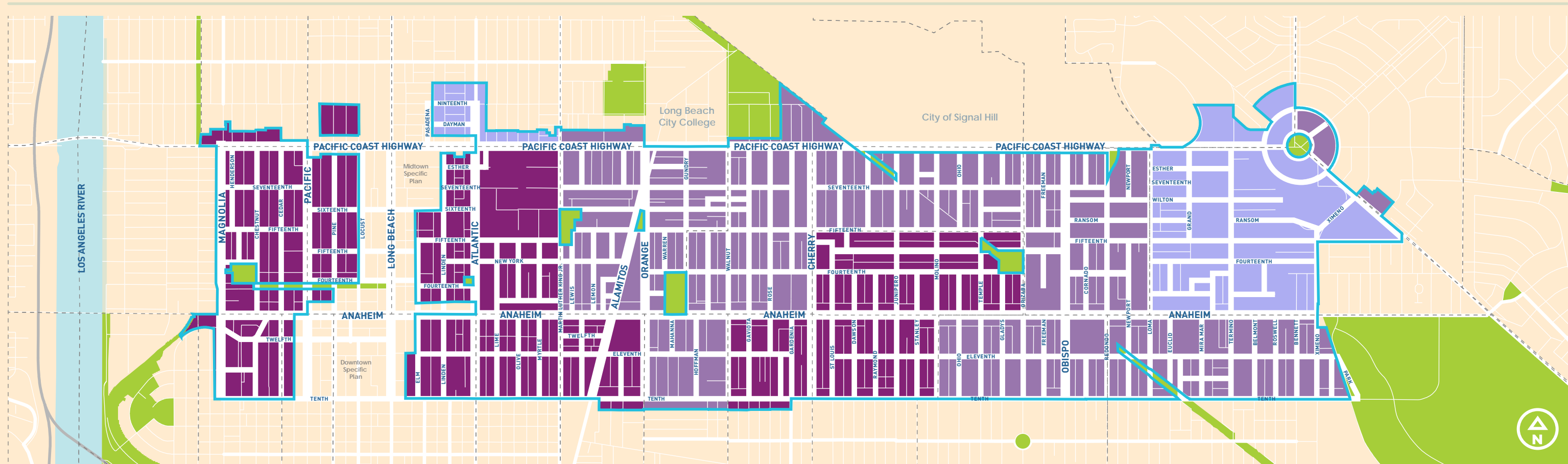
PERCENT OF INDIVIDUALS IN CENSUS TRACT LIVING BELOW TWICE THE FEDERAL POVERTY LEVEL

0.0 - 15.3%	1 - 20	Percentile Range (City of Long Beach)
15.4 - 28.2%	20 - 40	
28.3 - 44.9%	40 - 60	
50.0 - 58.2%	60 - 80	
58.3 - 84.8%	80 - 99	Lowest percent value within project area is 19% Highest percent value within project area is 74%
		Census Tract Boundaries

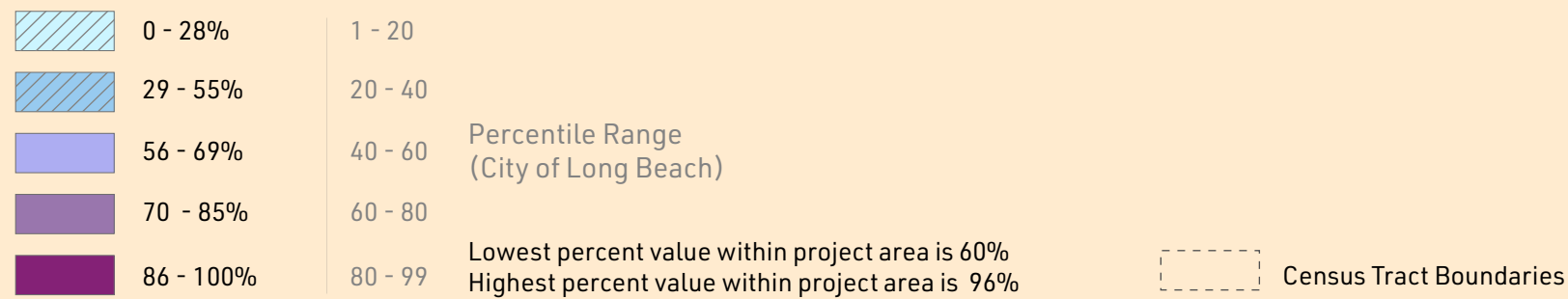
Source: OEHHA CalEnviroScreen 4.0, ACS 5-year Estimates 2015-2019

RENTER HOUSEHOLDS

- The project area is a majority-renter area, with all census tracts comprising at least 60% renters.
- Census tracts with the lowest proportion of renters are located between Martin Luther King Jr Blvd. and Walnut Ave., and east of Redondo Ave.



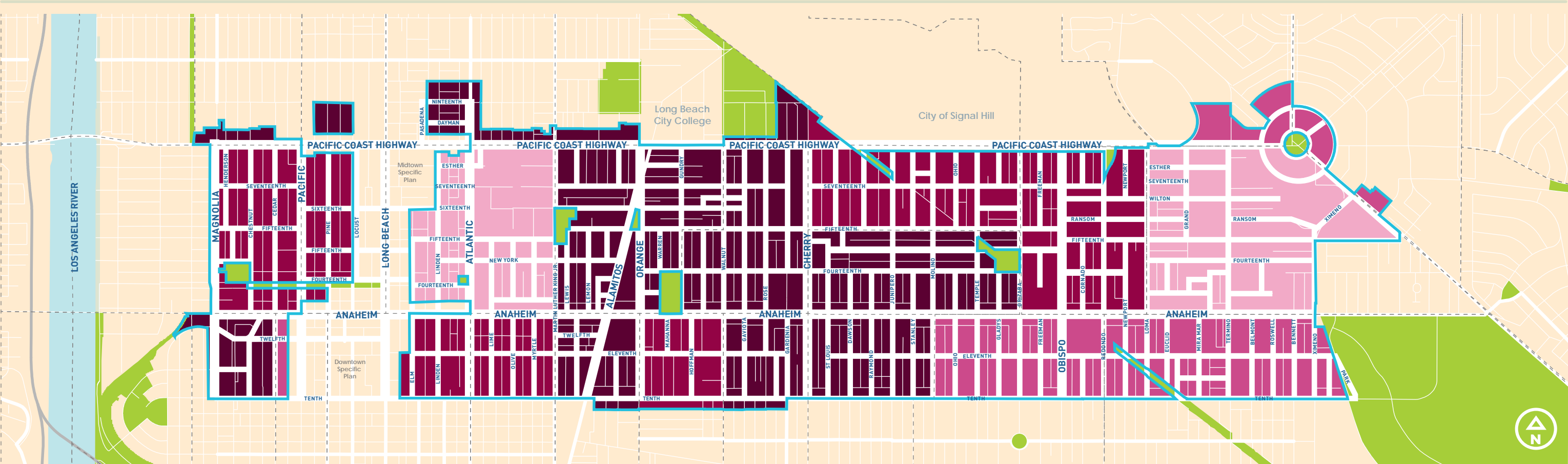
PERCENT OF HOUSEHOLDS IN CENSUS TRACT THAT ARE RENTERS



Source: ACS 5-year Estimates 2015-2019

HOUSING BURDENED HOUSEHOLDS

- In this map, housing burden refers to households making less than 80% of the County’s median family income *and* paying greater than 50% of income to housing costs (per CalEnviroScreen methodology). This threshold is typically considered extreme housing burden.
- Housing burden rates are generally highest (up to 50%) in census tracts east of Martin Luther King Jr. Blvd. and west of Orizaba Ave.



PERCENT OF CENSUS TRACT HOUSING BURDENED

	0.0 - 12.4%
	12.5 - 18.5%
	18.6 - 23.2%
	23.3 - 29.8%
	29.9 - 49.5%

1 - 20
20 - 40
40 - 60
60 - 80
80 - 99

Percentile Range
(City of Long Beach)

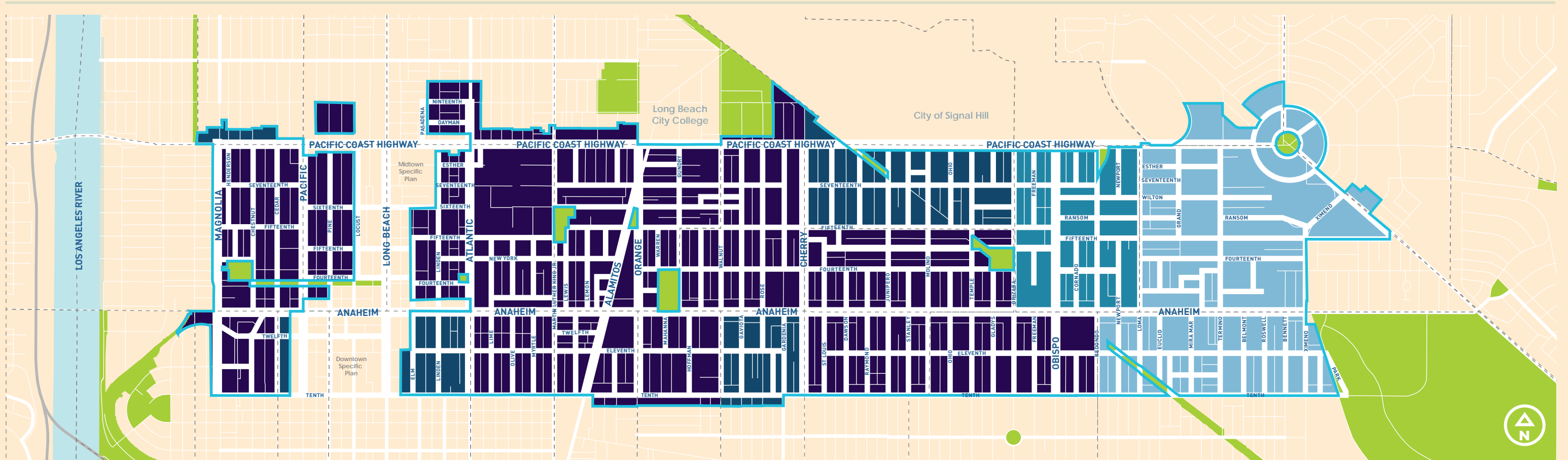
Lowest percent value within project area is 15%
Highest percent value within project area is 50%

Census Tract Boundaries

Source: OEHHA CalEnviroScreen 4.0, ACS 5-year Estimates 2015-2019

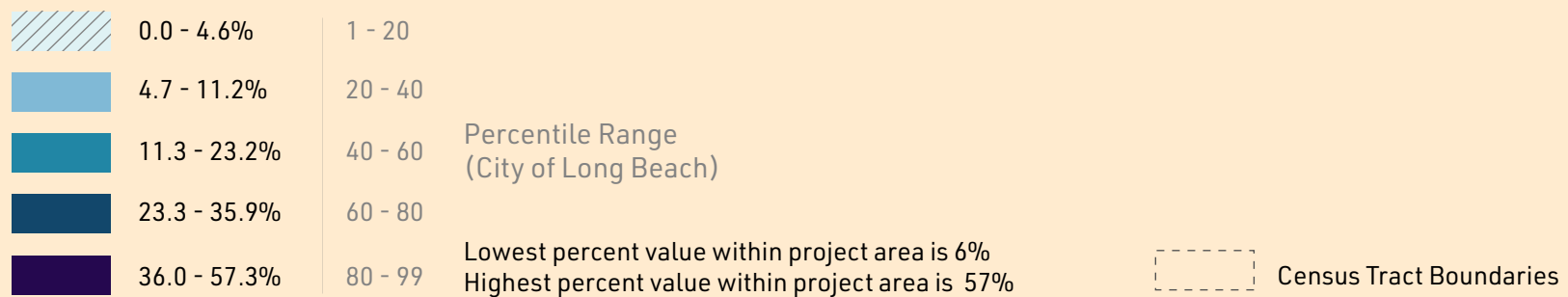
EDUCATIONAL ATTAINMENT

- Educational attainment is varied throughout the project area, however census tracts east of Orizaba Ave. have notably higher high school diploma rates for adults age 25 and over.



PERCENT OF ADULTS IN CENSUS TRACT WITHOUT HIGH SCHOOL DIPLOMA (AGE 25 AND OLDER)

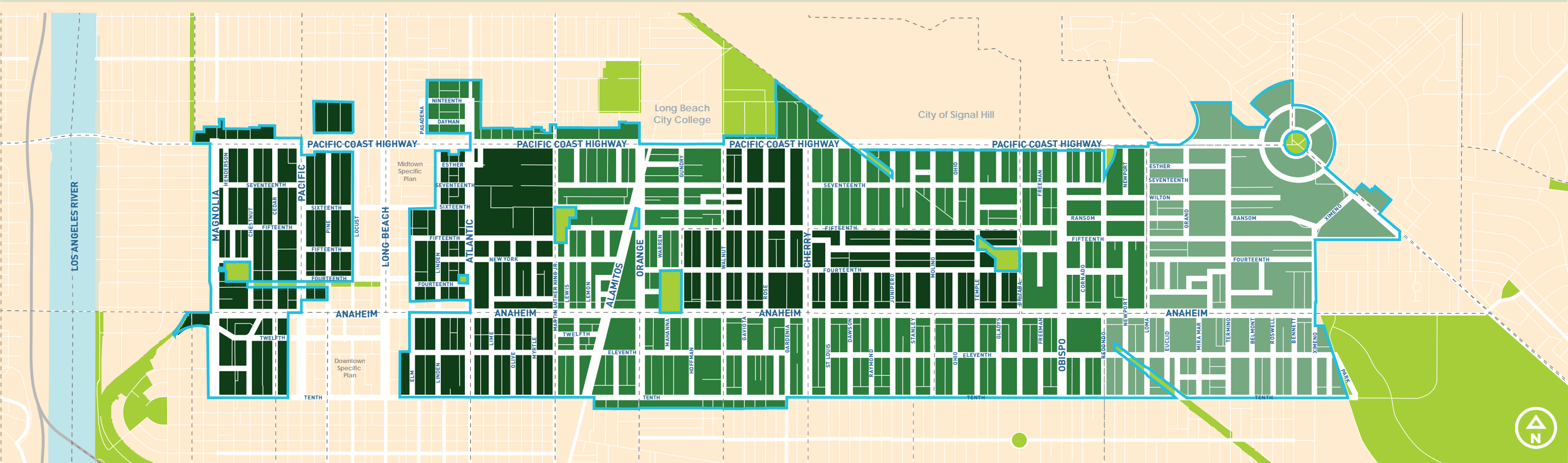
Source: OEHHA CalEnviroScreen 4.0, ACS 5-year Estimates 2015-2019



Lowest percent value within project area is 6%
Highest percent value within project area is 57%

ENVIRONMENTAL JUSTICE IMPACT

- The map reflects cumulative scores from the Environmental Justice Screening Method (EJSM), developed by researchers at USC, UC Berkeley and Occidental College with support of the California Air Resources Board (CARB).
- The EJSM uses roughly 30 health, environmental, climate, and social vulnerability measures to score neighborhoods on three different dimensions: (1) proximity to hazards, (2) exposure to air pollution, and (3) social and health vulnerability.
- These three scores are then added together in order to determine “cumulative impacts.”
- In the project area, the highest EJ impact scores (above the 80th Percentile for LA County) apply to areas west of Martin Luther King Jr. Ave, and areas between Gundry Ave. and Orizaba Ave. north of Anaheim Ave. The entire project area scores above the County’s 40th percentile.



ENVIRONMENTAL JUSTICE CUMULATIVE IMPACT SCORE

0 - 6	1 - 20
7 - 9	20 - 40
10 - 12	40 - 60
13 - 16	60 - 80
17 - 20	80 - 99

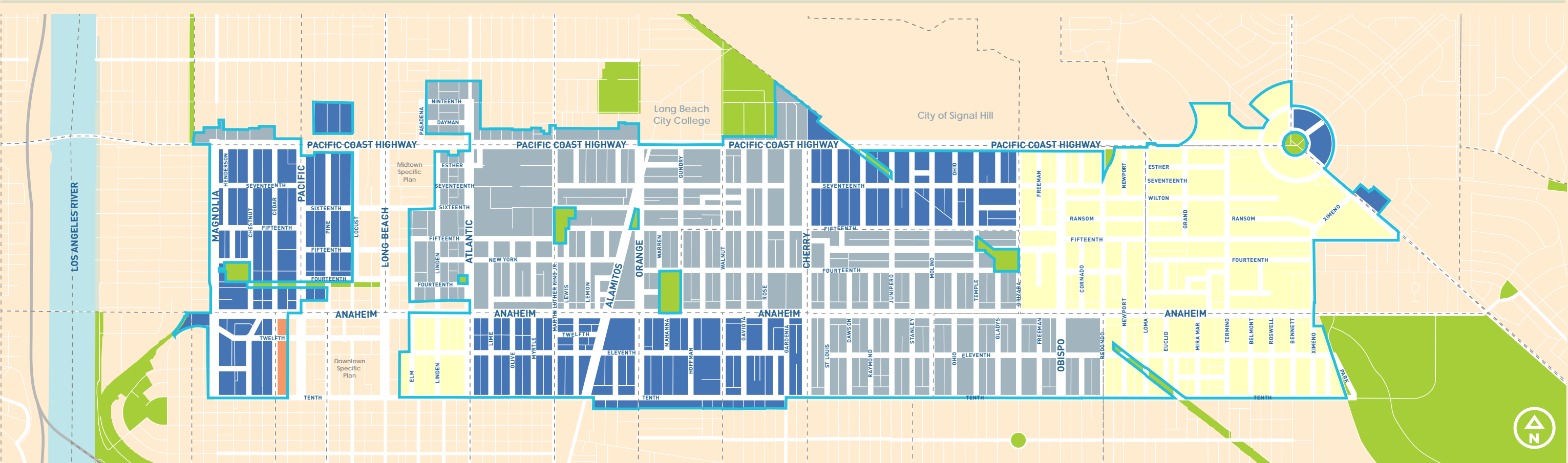
Percentile Range
(Los Angeles County)

Census Tract Boundaries

Source: Environmental Justice Screen Method (USC, UC Berkeley, Occidental College, CARB)

MEDIAN AGE

- The project area has a young population relative to the City as a whole, with the majority of census tracts falling below the City's 40th percentile, and only one partial census tract falling above the City's 60th percentile.
- Census tracts east of Orizaba Ave. have a slightly higher median age, within the City's 40-60th percentile range.



MEDIAN AGE BY CENSUS TRACT

0 - 29	1 - 20
30 - 32	20 - 40
33 - 36	40 - 60
37 - 41	60 - 80
42 - 57	80 - 99

Percentile Range
(City of Long Beach)

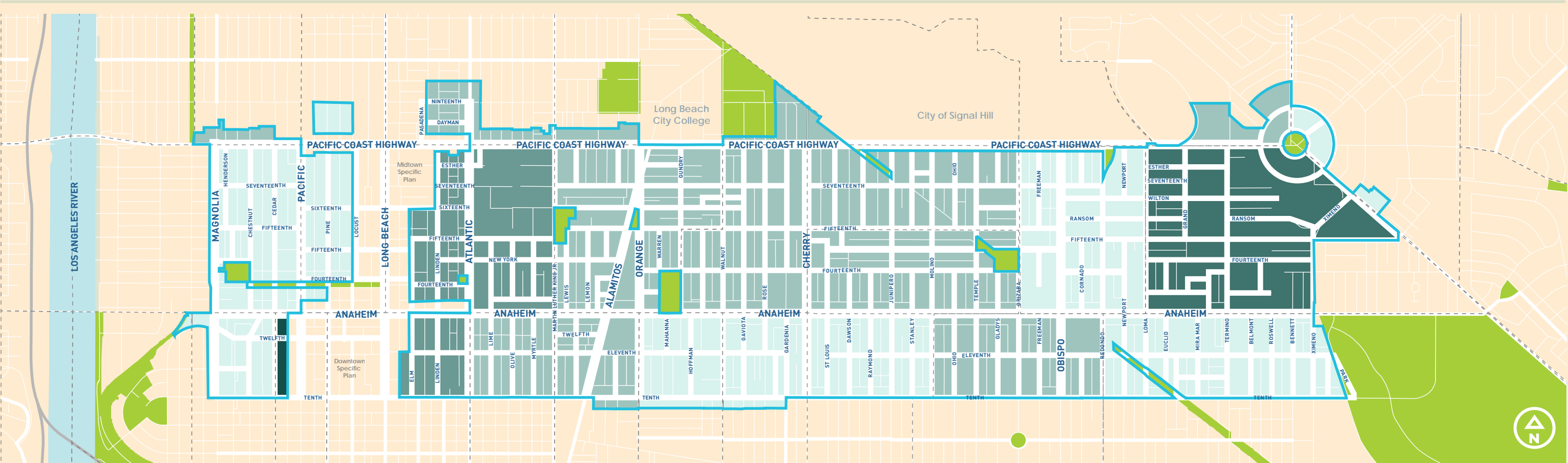
Lowest Median Age within project area is 24
Highest Median Age within project area is 39

Census Tract Boundaries

Source: ACS 5-year Estimates 2015-2019

POPULATION AGE 65 AND OVER

- The majority of census tracts within the project area contain fewer than 8% of residents over the age of 65, falling below the City’s 40th percentile.
- The census tract east of Loma Ave., between Pacific Coast Highway and Anaheim St. contains a notably higher proportion of residents over 65.
- While most of the tract falls within the Downtown Specific Plan Area, the census tract southeast of Cedar Ave. and Anaheim St. contains the project area’s highest proportion of residents over 65.



PERCENT OF INDIVIDUALS IN CENSUS TRACT AGE 65 AND OVER

0.0 - 6.1%	1 - 20
6.2 - 8.1%	20 - 40
8.2 - 11.9%	40 - 60
12.0 - 15.3%	60 - 80
15.4 - 100%	80 - 99

Percentile Range
(City of Long Beach)

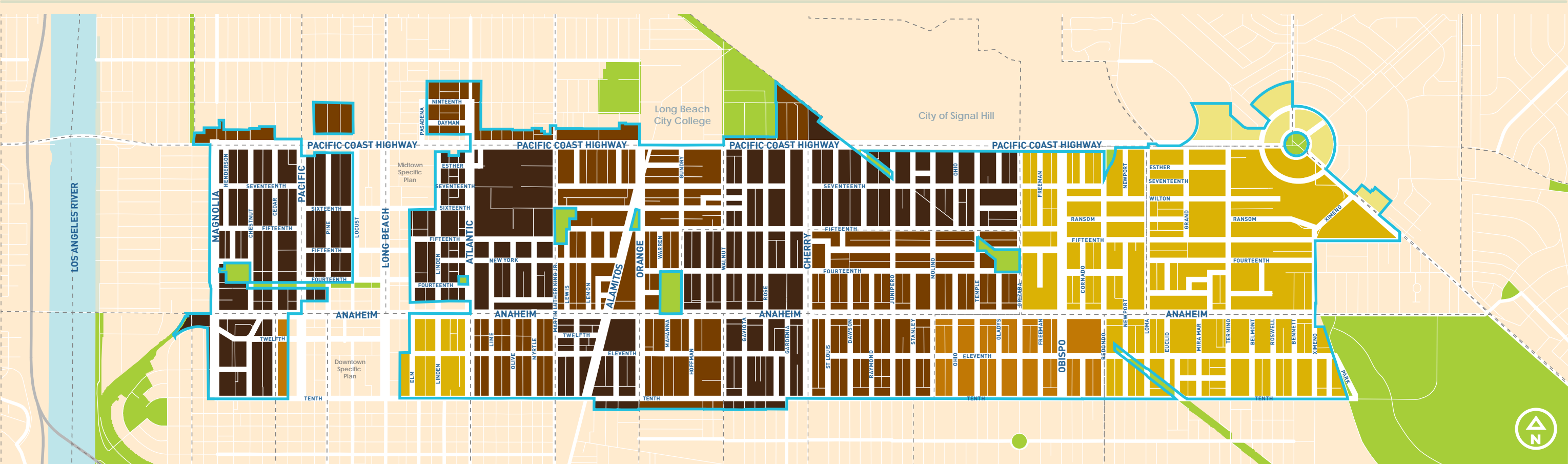
Lowest percent value within project area is 3%
Highest percent value within project area is 21%

Census Tract Boundaries

Source: ACS 5-year Estimates 2015-2019

POPULATION AGE 18 AND UNDER

- The Washington and Cambodia Town neighborhoods contain a high proportion of youth aged 18 and under relative to the City as a whole, with several census tracts above the City’s 80th percentile. In contrast, the tracts south of Anaheim St. between Cedar Ave. and Atlantic Ave. also contain a notably low proportion of youth 18 and under.
- Areas east of Orizaba Ave. contain a lower proportion of youth aged 18 and under, with the tracts northwest and northeast of the Pacific Coast Highway traffic circle below the City’s 20th percentile.



PERCENT OF INDIVIDUALS IN CENSUS TRACT UNDER AGE 18

<div></div> 0.0 - 14%	1 - 20
<div></div> 15 - 20%	20 - 40
<div></div> 21 - 24%	40 - 60
<div></div> 25 - 29%	60 - 80
<div></div> 30 - 41%	80 - 99

Percentile Range
(City of Long Beach)

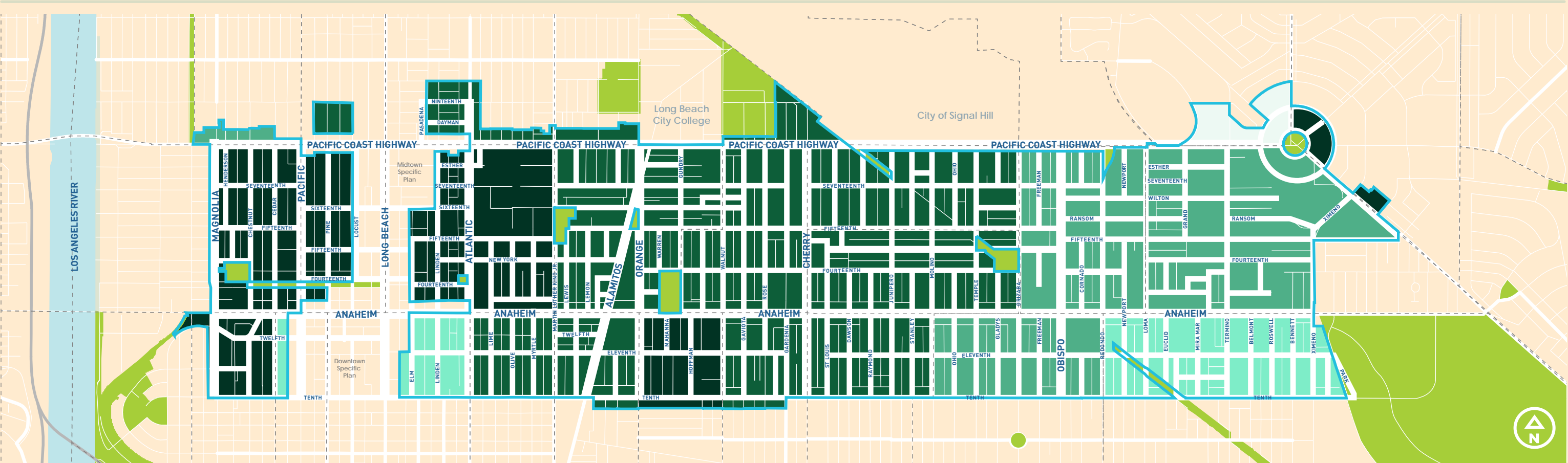
Lowest percent value within project area is 13%
Highest percent value within project area is 35%

Census Tract Boundaries

Source: ACS 5-year Estimates 2015-2019

POPULATION AGE 25 AND UNDER

- The Washington and Cambodia Town neighborhoods contain a high proportion of individuals 25 and under relative to the City as a whole, with several census tracts above the City's 80th percentile. In contrast, the tracts south of Anaheim St. between Cedar Ave. and Atlantic Ave. also contain a notably low proportion of individuals 25 and under.
- Areas east of Orizaba Ave. contain a lower proportion of individuals 25 and under, with the tracts northwest of the Pacific Coast Highway traffic circle and southeast of Anaheim St. and Redondo Ave. below the City's 20th and 40th percentiles respectively.



PERCENT OF INDIVIDUALS IN CENSUS TRACT UNDER AGE 25

0 - 22%	1 - 20
23 - 29%	20 - 40
30 - 36%	40 - 60
37 - 42%	60 - 80
43 - 96%	80 - 99

Percentile Range
(City of Long Beach)

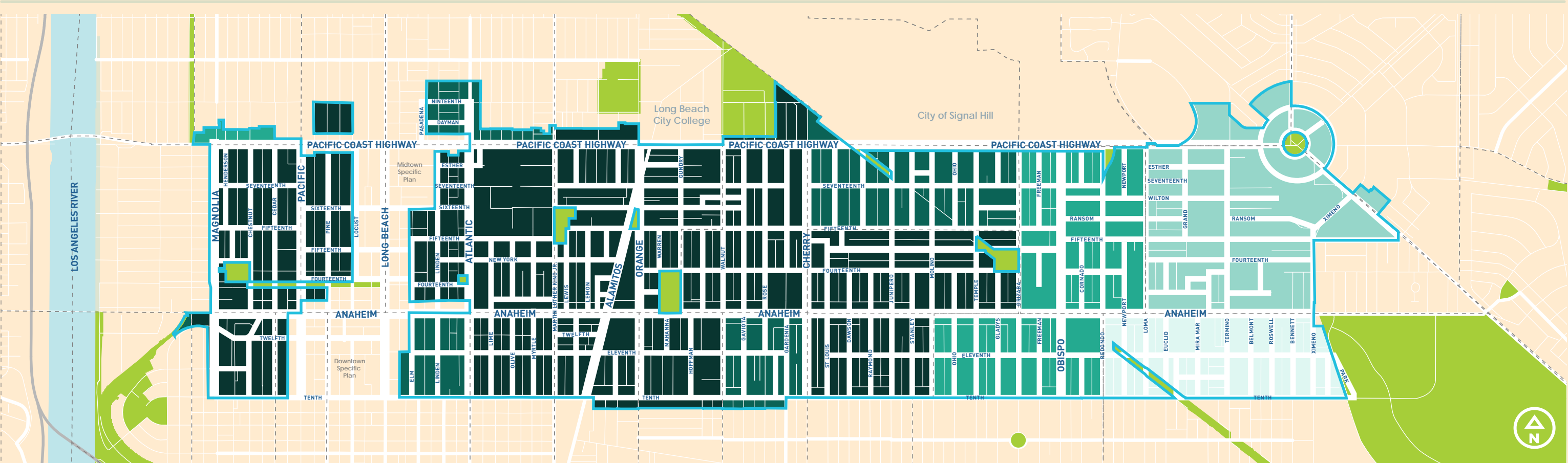
Lowest percent value within project area is 22%
Highest percent value within project area is 56%

Census Tract Boundaries

Source: ACS 5-year Estimates 2015-2019

LINGUISTIC ISOLATION

- Linguistic Isolation refers to households where all members 14 years of age or above have at least some difficulty speaking English.
- Most census tracts west of Orizaba Ave. contain a high proportion of linguistically isolated households. Most census tracts in these areas fall above the City's 80th percentile.
- Census tracts east of Redondo Ave. and Loma Ave. contain relatively few linguistically isolated households, particularly south of Anaheim St.



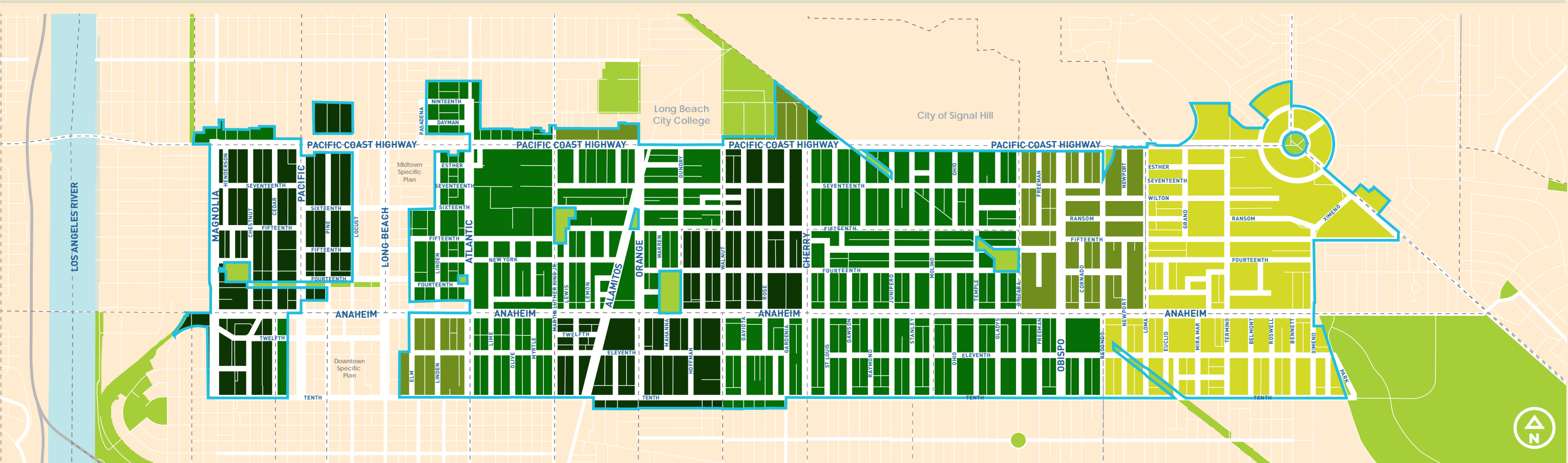
PERCENT OF INDIVIDUALS IN CENSUS TRACT WHO ARE LINGUISTICALLY ISOLATED

0.0 - 1.2%	1 - 20	Percentile Range (City of Long Beach)	Lowest percent value within project area is <1% Highest percent value within project area is 29%	Census Tract Boundaries
1.3 - 4.1%	20 - 40			
4.2 - 7.8%	40 - 60			
7.9 - 13.4%	60 - 80			
13.5 - 58.5%	80 - 99			

Source: OEHHA CalEnviroScreen 4.0, ACS 5-year Estimates 2015-2019

RACE & ETHNICITY: LATINO

- The census tracts west of Long Beach Blvd. in the Washington neighborhood contain the highest proportion of residents identifying as Latino. High proportions of Latino populations are also present in areas of Cambodia Town between Martin Luther King Jr. Blvd. and Cherry Ave.
- The census tracts east of Redondo Ave. contain the lowest proportion of residents identifying as Latino.



PERCENT OF CENSUS TRACT IDENTIFYING AS LATINO

0.0 - 19.2%	1 - 20
19.3 - 34.4%	20 - 40
34.5 - 48.9%	40 - 60
49.0 - 61.3%	60 - 80
61.4 - 87.0%	80 - 99

Percentile Range
(City of Long Beach)

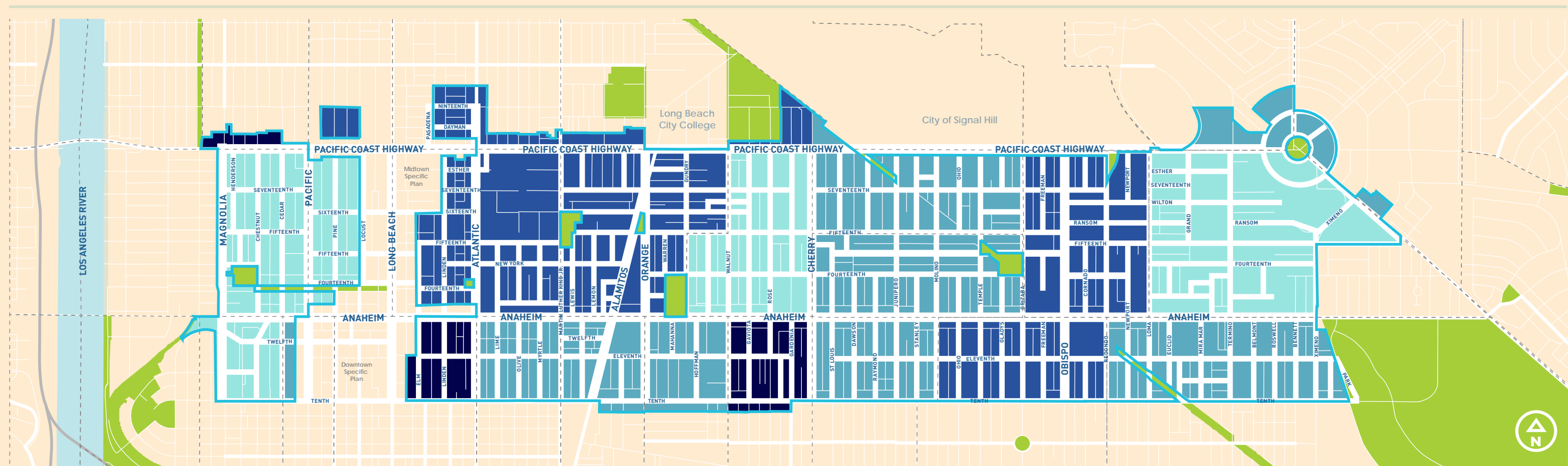
Lowest percent value within project area is 18%
Highest percent value within project area is 84%

Census Tract Boundaries

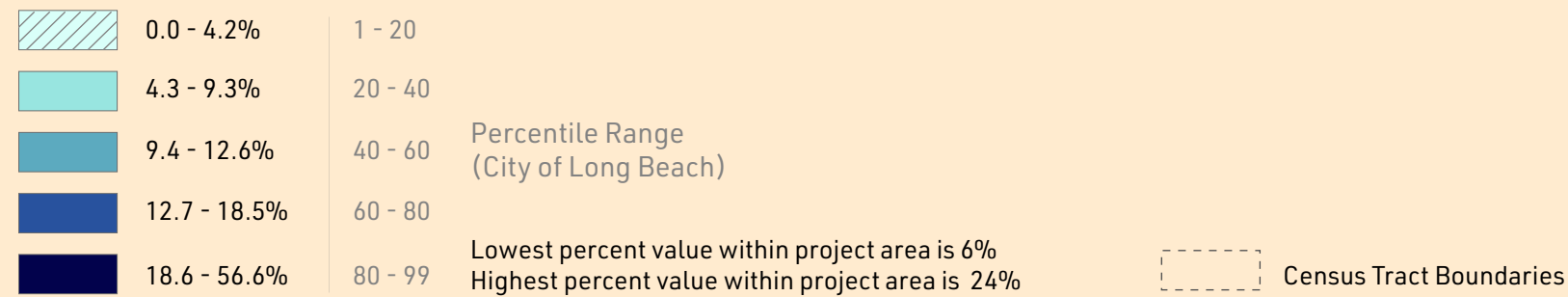
Source: ACS 5-year Estimates 2015-2019

RACE & ETHNICITY: BLACK OR AFRICAN AMERICAN

- Census tracts within the project area vary widely in their propotion of residents identifying as Black or African American.
- Proportionately higher Black or African American populations are present in tracts north of Pacific Coast Highway, tracts between Long Beach Blvd. and Walnut Ave. and between Molino Ave. and Loma Ave. between Anaheim St. and Pacific Coast Highway, and tracts south of Anaheim St. in the Cambodia Town and Zaferia neighborhoods.



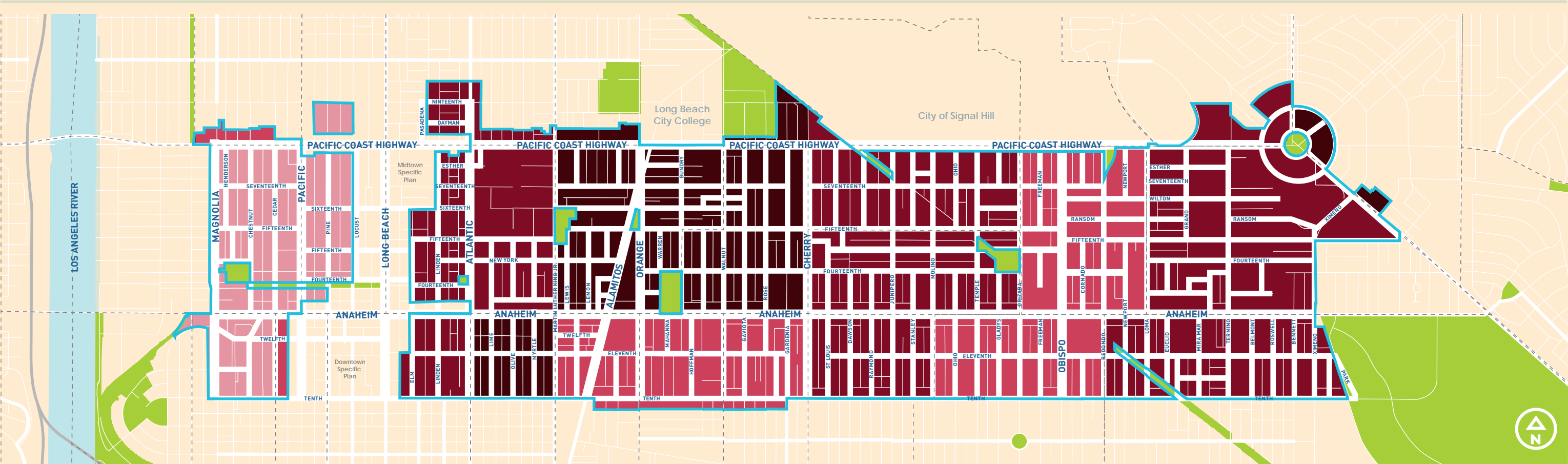
PERCENT OF CENSUS TRACT IDENTIFYING AS BLACK OR AFRICAN AMERICAN



Source: ACS 5-year Estimates 2015-2019

RACE & ETHNICITY: ASIAN

- The proportion of residents identifying as Asian varies widely throughout the project area
- Census tracts with the highest proportions of Asian residents - above the City's 80th percentile - are located between Atlantic Ave. and Cherry Ave., in the Cambodia Town neighborhood.



PERCENT OF CENSUS TRACT IDENTIFYING AS ASIAN

0.0 - 2.1%
2.1 - 7.0%
7.0 - 12.3%
12.3 - 21.7%
21.7 - 89.1%

1 - 20
20 - 40
40 - 60
60 - 80
80 - 99

Percentile Range
(City of Long Beach)

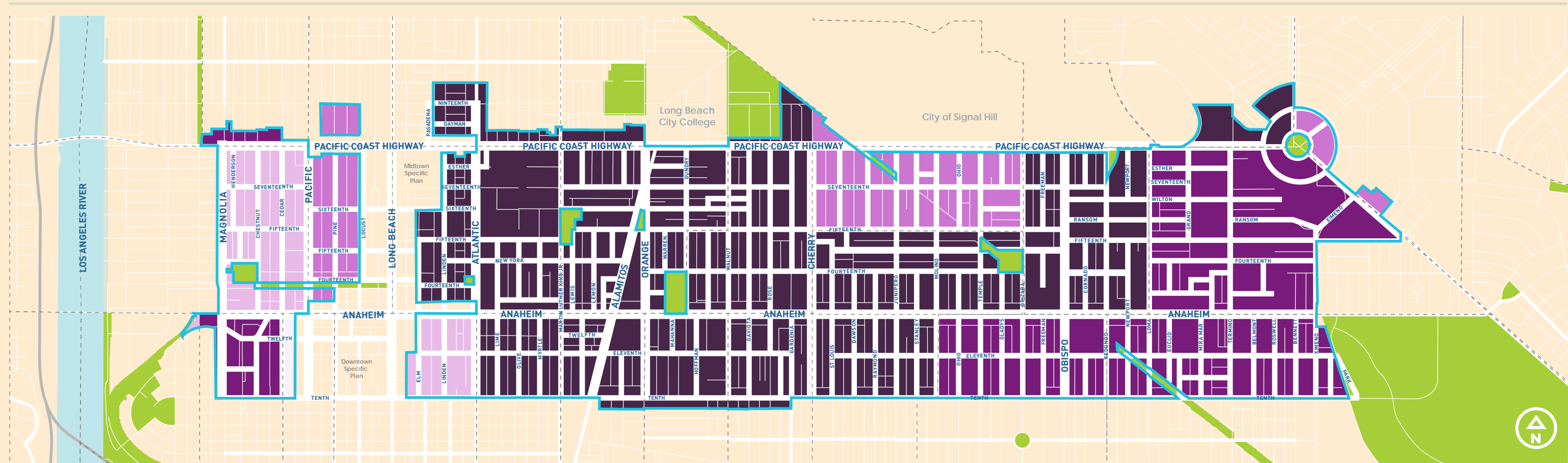
Lowest percent value within project area is 3%
Highest percent value within project area is 38%

Census Tract Boundaries

Source: ACS 5-year Estimates 2015-2019

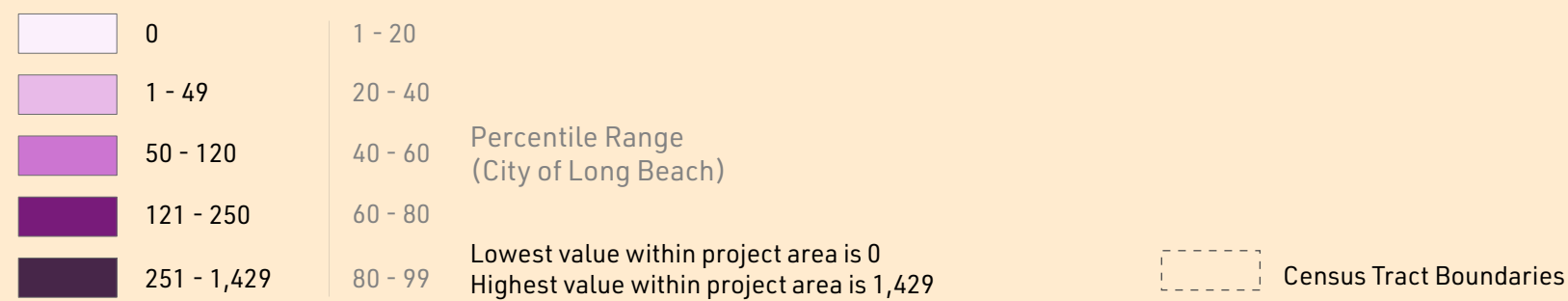
RACE & ETHNICITY: CAMBODIAN OR KHMER

- The project area contains the City’s highest number of residents identifying as Cambodian or Khmer, with most of Cambodia Town and portions of the Zaferia Neighborhood falling within the City’s 80th to 99th percentile of Cambodian population.



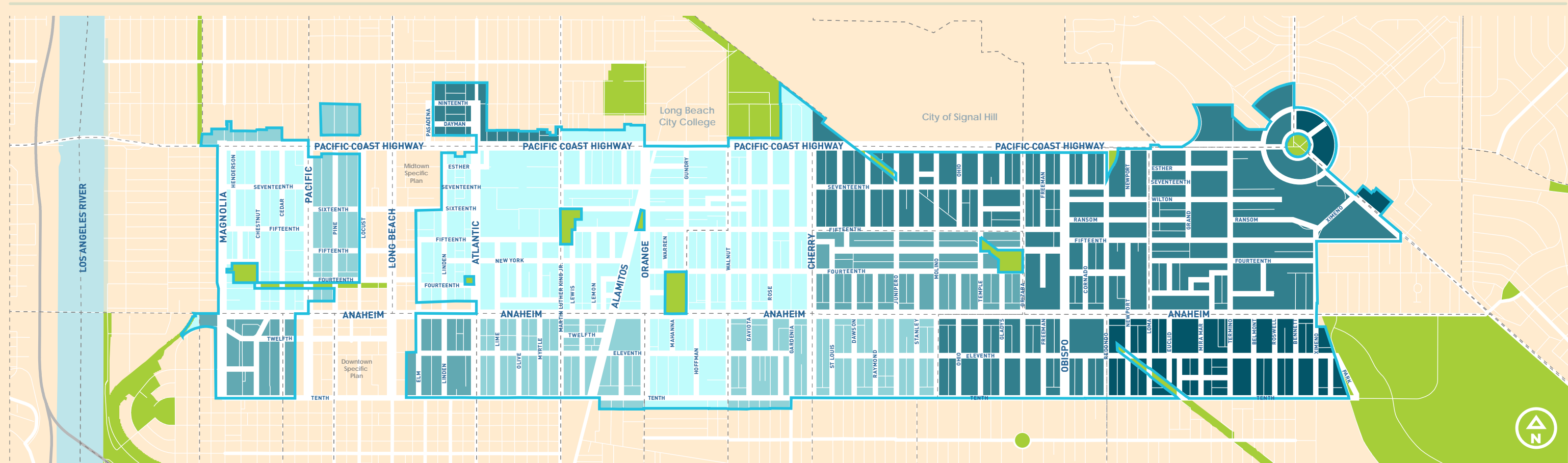
NUMBER OF INDIVIDUALS IN CENSUS TRACT WHO IDENTIFY AS CAMBODIAN OR KHMER

Source: ACS 5-year Estimates 2015-2019



RACE & ETHNICITY: FILIPINO

- The project area contains a high number of residents identifying as Filipino, especially in the census tracts east of Cherry Ave. The highest Filipino populations are located in the tracts southeast of Anaheim St. and Redondo Ave., and northeast of the Pacific Coast Highway traffic circle.

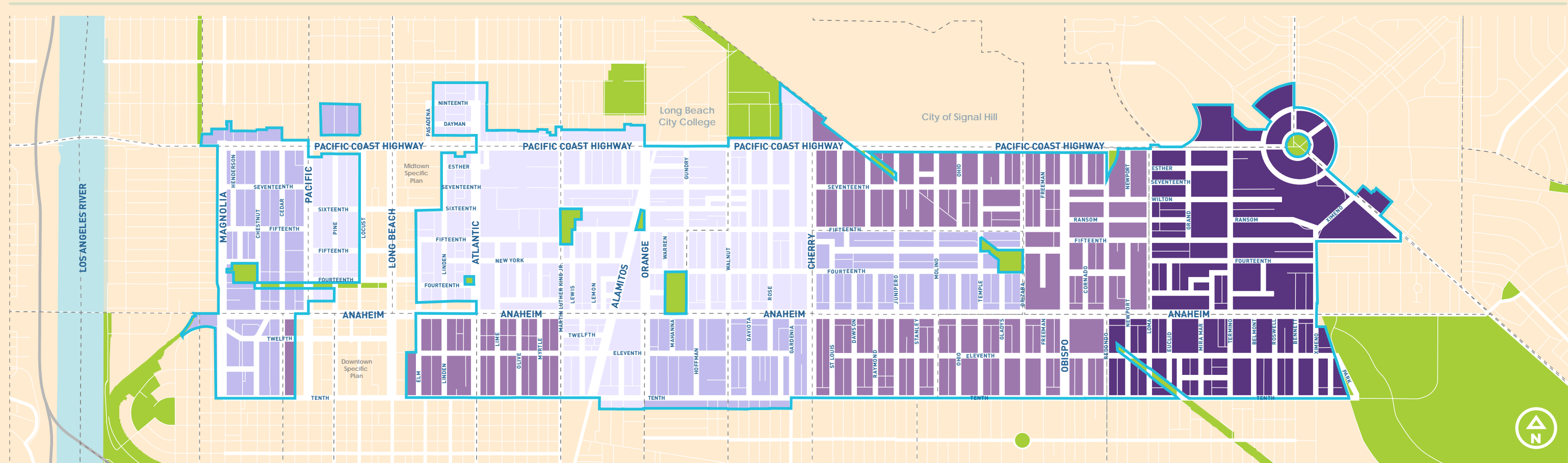


NUMBER OF INDIVIDUALS IN CENSUS TRACT WHO IDENTIFY AS FILIPINO

Source: ACS 5-year Estimates 2015-2019

RACE & ETHNICITY: WHITE

- Residents identifying as white comprise a relatively high proportion of census tracts east of Loma Ave., with the lowest proportional presence in the center of the project area between Pacific Ave. and Cherry Ave. north of Anaheim St.
- A higher proportion of residents identifying as white is also present in census tracts southwest of Anaheim Street and Martin Luther King Jr. Blvd.
- No census tract in the project area falls above the City's 80th percentile for white residents.



PERCENT OF CENSUS TRACT IDENTIFYING AS WHITE

0.0 - 5.4%	1 - 20	Percentile Range (City of Long Beach)
5.5 - 11.4%	20 - 40	
11.5 - 29.4%	40 - 60	
29.5 - 56.2%	60 - 80	
56.3 - 80.0%	80 - 99	Lowest percent value within project area is 2% Highest percent value within project area is 43%
		Census Tract Boundaries

Source: ACS 5-year Estimates 2015-2019