

**Alex Medina**

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**From:** Isaac Katz <isaachkatz@gmail.com>  
**Sent:** Monday, December 16, 2024 10:20 AM  
**To:** PlanningCommissioners  
**Subject:** Comment on inclusionary housing policy  
**Attachments:** image001.png; image002.png; image003.png; image004.png

**-EXTERNAL-**

Hello,

Thank you for the opportunity to comment on Long Beach's inclusionary housing policy. As a Long Beach resident, I am personally affected by the high cost of housing in the city, and I'm supportive of every effort to make housing more affordable.

I think it's critical that any policy the city adopts doesn't just potentially create affordable housing, but actually does. So while I'm glad Long Beach is discussing this issue, I am concerned the proposed policy will actually harm housing affordability instead of help it. That's because the policy appears to be *unfunded* inclusionary zoning, non funded inclusionary zoning.

As this article demonstrates, unfunded inclusionary zoning can backfire and decrease the amount of housing, making housing less affordable:  
<https://www.sightline.org/2024/10/28/to-fix-inclusionary-zoning-fund-it/>

Instead, if the policy implemented is *funded* inclusionary zoning, the city can increase housing at all levels.

Please make sure that all inclusionary zoning mandates in Long Beach are funded, not unfunded. Thank you!

Best,  
Isaac

----- Forwarded message -----

**From:** CDHousingPolicy <[CDHousingPolicy@longbeach.gov](mailto:CDHousingPolicy@longbeach.gov)>  
**Date:** Fri, Dec 13, 2024 at 4:40 PM  
**Subject:** City of Long Beach Inclusionary Housing Policy Update  
**To:**

Good Afternoon,

You are receiving this email because you have subscribed, participated in and/or attended events related to the City of Long Beach's various Housing Policy Initiatives. City staff has conducted extensive

community engagement through a number of Housing Policy Forums, Study Sessions and strategic stakeholder meetings aimed at gathering input for many of the ongoing policy initiatives.

One of the specific policy proposals, related to proposed requirements for developers to include a proportion of affordable housing in all new developments being constructed in the City, will be heard by the Planning Commission next week. The Planning Commission (PC) will consider the Inclusionary Housing Policy code update on December 19, 2024. As a key stakeholder, we are making you aware of this next step in the process and the opportunity to provide comment. Members of the public are invited to provide written comment leading up to the meeting for the Planning Commission to consider, and/or provide verbal during the meeting either in person or virtually. Please find the public notice with meeting details and participation options for the Inclusionary Housing Policy update here:

<https://www.longbeach.gov/globalassets/lbcd/media-library/documents/planning/current-planning/public-hearings/pc-public-hearings/nph-inclusionary-housing>

Hybrid public participation is still an option for participating in Planning Commission meetings with the City of Long Beach. Online participation is available via Zoom. Find meeting details here:

<https://www.longbeach.gov/lbcd/planning/commission/>

Finally, the Planning Commission agenda, with supporting staff reports and attachments, will be posted here: <https://longbeach.primegov.com/public/portal?fromiframe=1>

Please note: The Planning Commission will only hear the proposed zoning code update regarding Inclusionary Housing. Other topics, such as changes related to the just cause ordinance, are not being heard at the upcoming meeting. Other housing policy initiatives that move forward for consideration in the future will be properly noticed as they progress, and you will receive notification on future proposals.

Regards,

**Elijio Sandoval**

*Planner III*

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