Appendix

7

“This plan needs to address homelessness, walkability, public transit, job opportunities near new developments, and neighborhood protections from the effects of gentrification.”

Long Beach Resident - Housing Element Community Meeting

7

Appendix

<u>Appendices to Appendix C:</u>

Appendix A: Public Participation Report

Section A.1 Introduction

The City of Long Beach is currently in the process of updating its Housing Element, for the planning period of 2021-2029, and aims to meet the housing needs of all Long Beach residents. The Housing Element is a chapter of the City's General Plan that provides the City with a road map for accommodating the projected number of housing units needed to safely and affordably house existing and future residents.

A key component of the Housing Element update process is robust public engagement to solicit information and feedback that will inform the City's housing context and strategies. In-person public meetings have not been possible due to COVID-19 public assembly restrictions, but opportunities to provide virtual feedback began in summer 2020, including citywide virtual workshops and telephone town halls that were open to the public and available in both English and Spanish. A virtual open house in English and Spanish has been available on the project website, providing detailed information about the project and opportunities to provide feedback anytime. The virtual open house was developed using ArcGIS Storymaps which allows the public access to project materials and information in a similar manner as traditionally provide in-person via information poster boards. Additionally, the City has been conducting targeted outreach with residents, businesses, affordable housing developers and advocates, homeless services providers, neighborhood associations, and property owners. Additional outreach meetings will take place virtually in Spring 2021 and outreach efforts will continue until the Housing Element is adopted.

This report summarizes both the outreach efforts and comments received on the project. It includes five main sections, as described below:

- **Outreach Strategy:** Provides an overview of the outreach strategy throughout the key milestones of the Housing Element Update.
- **Outreach Process:** Provides information on notification methods, materials developed, and summary of outreach methods conducted. Materials prepared during the Housing Element Update are included in the last section of this report (Attachment 1).
- **Public Participation and Outcomes:** Provides individual overviews of participation at the virtual meetings and workshops.
- **Summary of Outreach Meetings and Events:** Provides an overview of the public comments received and who participated in the outreach efforts.
- **Attachment 1: Documentation:** Provides copies of the City's noticing materials, a copy of the digital workshop presentation, and other documents produced to support the outreach efforts.

The goal of the outreach process is to provide an opportunity for the public to provide feedback on all components of the Housing Element. Information gathered during this time directly inform the development of the City's housing strategy during this planning period. Each comment (verbal and written) and experience shared by the public was taken into consideration. City staff reviewed each suggestion to determine if it is an action the City: 1) is undertaking or is planning to undertake, 2) would consider undertaking, or 3) is unable to consider during this planning period. City staff endeavored to incorporate as many suggestions in the housing plan as possible. To support longer-term goals, such as housing affordability, the City plans to incorporate a suite of policies and programs that can comprehensively achieve these objectives. Some suggestions could not be considered during this eight-year planning period, typically due to local funding constraints or misalignment with other City strategies.

During this outreach process, community members emphasized that supply and access to adequate and affordable housing continue to be one of the biggest challenges in Long Beach. Increased housing costs combined with stagnant wages have made it increasingly difficult for many to find housing they can afford. The housing crisis does not impact everyone equally– both the data and community feedback demonstrate that lower-income households and residents of color are disproportionately affected due to lack of financial ability and institutionalized racial discrimination. This information informed development of Goal 6: Ensure Fair and Equal Housing Opportunity, which has the largest number of implementing programs. Throughout the community engagement process during the 6th Cycle Housing Element update, community members in Long Beach voiced how these housing issues are impacting their ability to find housing, stay housed, and afford both the cost of housing and other basic needs.

Community feedback and data on housing needs in the Long Beach community guided the development of goals, policies and programs contained in the 6th Cycle Housing Element. Community priorities articulated in the outreach process and incorporated into the plan include the need for more housing, particularly affordable housing; the need for housing assistance, particularly for those with the least resources; a multitude of strategies for addressing fair housing issues; more desired pathways to community ownership and empowerment; tailored housing solutions for special needs groups; and additional anti-displacement measures and tenant protections. Each goal in the plan reflects feedback and priorities from the community, and the policies and programs under each goal are designed to help meet each goal while incorporating specific strategies suggested by the community.

The outreach process was conducted to engage the community through a variety of virtual events and opportunities to provide feedback and input to shape the 6th Cycle Housing Element update. The City held multi-lingual public meetings on different days of the week and times of day. Strategies for reaching communities most impacted by the housing crisis included targeted mailers in the City's four Language Access languages (English, Spanish, Khmer, and Tagalog), and collaborative community capacity building activities in partnership with community-based organizations, including a youth event for young people whose families have been impacted by homelessness hosted in partnership with Century Villages at Cabrillo and workshops with community-based organizations.

The top concerns and priorities expressed included: concerns around availability and affordability of housing (Goal 1: Increase Housing Production and Goal 3: Housing Affordability); the need for housing for different populations, including senior and mixed-income housing (Goal 4: Housing for Special Needs Populations); the need for housing in high resource areas (Programs 1.5, 1.7, 2.3, 6.3, 6.9, 6.11; calls for increasing strategic investment opportunities for housing that prioritizes extremely low-income residents and vulnerable populations (see various programs specifically for extremely-low income households); the need to create a dedicated revenue sources to build affordable and supportive housing (Program 3.4 new funding sources for affordable housing) as well as community owned units (Program 6.8 Community Land Trusts); the need to provide affordable for sale units to increase homeownership opportunities (Program 3.3 homeownership); the need to solidify better renters' protections (Program 5.2 tenant protections), such as a local rent control ordinance to protect tenants and keep vital housing affordable (action 7.2 rent stabilization), expand the Inclusionary Housing Ordinance to apply citywide (program 6.7 inclusionary housing expansion), and increase eviction protection initiatives like the Right to Counsel program (program 6.5 tenant right to counsel); put anti-gentrification and anti-displacement measures in place to prevent displacement (programs 5.2, 6.4, 6.5, 6.6, 7.2), as well as an expressed need for a dedicated staff and resources to support the needs of renters (Program 7.2: Dedicated Rental Housing Staff) in the City of Long Beach.

The Housing Element has been informed by significant public outreach and engagement, and community housing needs and priorities are reflected in the Housing Plan. The recommendations set forth in the Housing Plan directly correlate with the feedback heard throughout the outreach process and are a direct reflection of communities housing stories, concerns and ideas.

Section A.2 Outreach Strategy

Prior to conducting outreach meetings and engaging with the public, the Housing Element team (Team), consisting of City Staff and the Consultant team, developed a community engagement plan that identifies a strategic process to facilitate optimal public engagement and outreach among diverse stakeholders, including hard-to-reach populations. Given the COVID-19 pandemic and stay-at-home orders, the Team shifted prioritization of traditional in-person outreach methods to virtual engagement tools, including online and telephone meetings and workshops, online interactive presentation materials and storytelling opportunities, and one-on-one interactions to allow flexibility in stakeholders' schedules. Additionally, to reach stakeholders during the pandemic, notifications were increased to provide critical information on COVID-19 relief assistance and opportunities on how to be involved in the Housing Element Update process. Mailers were distributed during the early phase of the update process to over 25,000 households and provided in four languages of English, Spanish, Khmer and Tagalog to ensure this process was as accessible as possible.

Since August 2020, the Team held public workshops, community forums, focus group meetings, and key stakeholder meetings, as well as provided online presentation materials on the project website. Long Beach has held a total of six (6) community workshops and forums, four (4) focus group meetings, and participated in five (5) stakeholder meetings and events, with the goal of informing the public of the Housing Element purpose, the update process, and the city's housing needs context. These efforts were also intended to gather input on housing goals and policies and hear community concerns. The timeframe of each type of outreach activity is listed below:

- English Digital Workshop: Saturday, August 8, 2020
- Community Forum: Wednesday, August 12, 2020
- Spanish Digital Workshop: Saturday, August 15, 2020
- Community Forum: Wednesday, August 19, 2020
- Local Businesses and Institutions Focus Group Meeting: Tuesday, October 13, 2020
- Affordable Housing Developer Focus Group Meeting: Thursday, October 15, 2020
- Housing Advocates Focus Group Meeting: Thursday, October 15, 2020
- Homeless Services Advisory Committee Meeting: Wednesday, January 6, 2021
- Continuum of Care Meeting: Tuesday, January 12, 2021
- Affordable and Workforce Housing Working Group Meeting: Thursday, February 11, 2021
- Century Villages at Cabrillo Youth Focus Group: Tuesday, March 23, 2021
- Long Beach Aging Services Collaborative Meeting: Wednesday, April 7, 2021
- Community Meeting: Wednesday, April 28, 2021
- Community Meeting: Saturday, May 1, 2021
- Capacity Building (Underway)

Throughout this engagement effort, the Team gathered feedback about housing needs, opportunities, constraints, and priorities for community members and key stakeholders. The Team also solicited general comments regarding the Housing Element Update process, the current housing crisis, feedback on proposed goals, and related City policies and programs to successfully guide the draft Housing Element. The outreach campaign also incorporated feedback received during other recent housing-related discussions in Long Beach. It is important that the Housing Element goals and actions align with other interconnected initiatives in the City, such as Everyone Home, Everyone In, and the Racial Equity and Reconciliation Initiative. Leveraging information gathered from these parallel efforts allows the Housing Element to reflect a broader range of views and is as inclusive as possible.

This summary documents the outreach activities completed to support the draft Housing Element. Sample outreach materials, including notification eblasts, postcards, billing inserts, presentations, and boards for the community meetings are included for reference as Attachment 1, at the end of this Appendix.

A

Appendix

Section A.3 Outreach Process

As part of the outreach process, the Team developed a stakeholder database, collateral materials, a project website, notifications, and contact methods to engage the public and provide ongoing opportunities for community involvement and feedback.

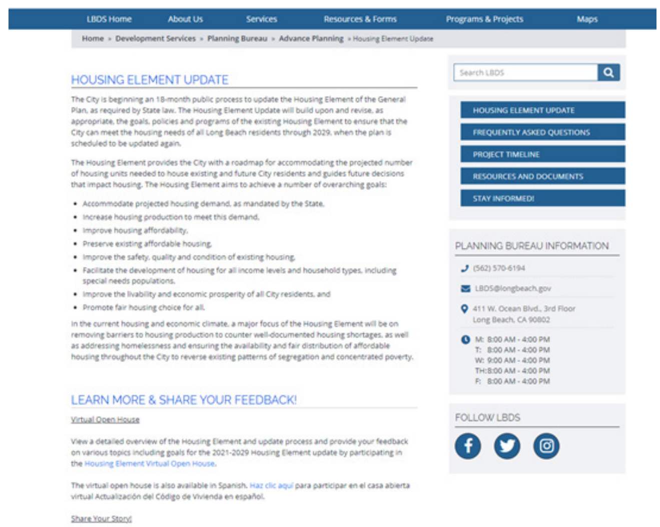
A.3.1 Stakeholder Database

The Team developed a stakeholder database of over 200 people representing 180 organizations related to housing advocacy, affordable housing development, homeless services, local businesses and community-based organizations, to initiate and coordinate communication with stakeholders in Long Beach. The stakeholder database for the project consisted of community leaders and key stakeholders, including agencies, neighborhood and community groups, civic clubs/organizations, businesses and business groups, faith based and religious institutions, elected officials, schools and key opinion leaders and other individuals within the Long Beach and regional community. They included interested parties from recent housing related initiatives and policy development processes. The database has continued to grow, as additional residents and individuals sign up for notifications via the project website. The database will be updated throughout the duration of the Housing Element Update with new contacts from the website, stakeholder meetings, and community meetings and any other public interface.

A.3.2 Housing Element Update Web Page

The Housing Element Update website(www.longbeach.gov/housingelementupdate) was used as an avenue for notifying stakeholders about the meetings, providing a resource for housing element information (meeting presentation, fact sheet, and meeting notices), accessing comment forms, and providing contact information. The landing page is shown in **Figure A-1**. The project website will be updated throughout the duration of the Housing Element Update to post new information about key milestones, reports, presentation materials, among other Housing Element-related items.

Figure A-1: Housing Element Update Web Page



A.3.3 Presentation

The Team prepared a PowerPoint presentation for each of the digital workshops, community forums, and focus groups. Each presentation was tailored to the purpose of each individual meetings, and included background information on the Housing Element Update, the current housing crisis, housing needs and assessment, current Housing Element goals and related policies and programs. A version of the presentation can be found in Attachment 1.

A.3.4 FAQs

The Team prepared a Frequently Asked Questions (FAQ) Fact Sheet that was provided on the Housing Element Update website and referenced in communication materials. The FAQs will be updated at key milestones during the update to provide the most current information on the Housing Element, goals, and next steps. A copy of the FAQs can be found in Attachment 1.

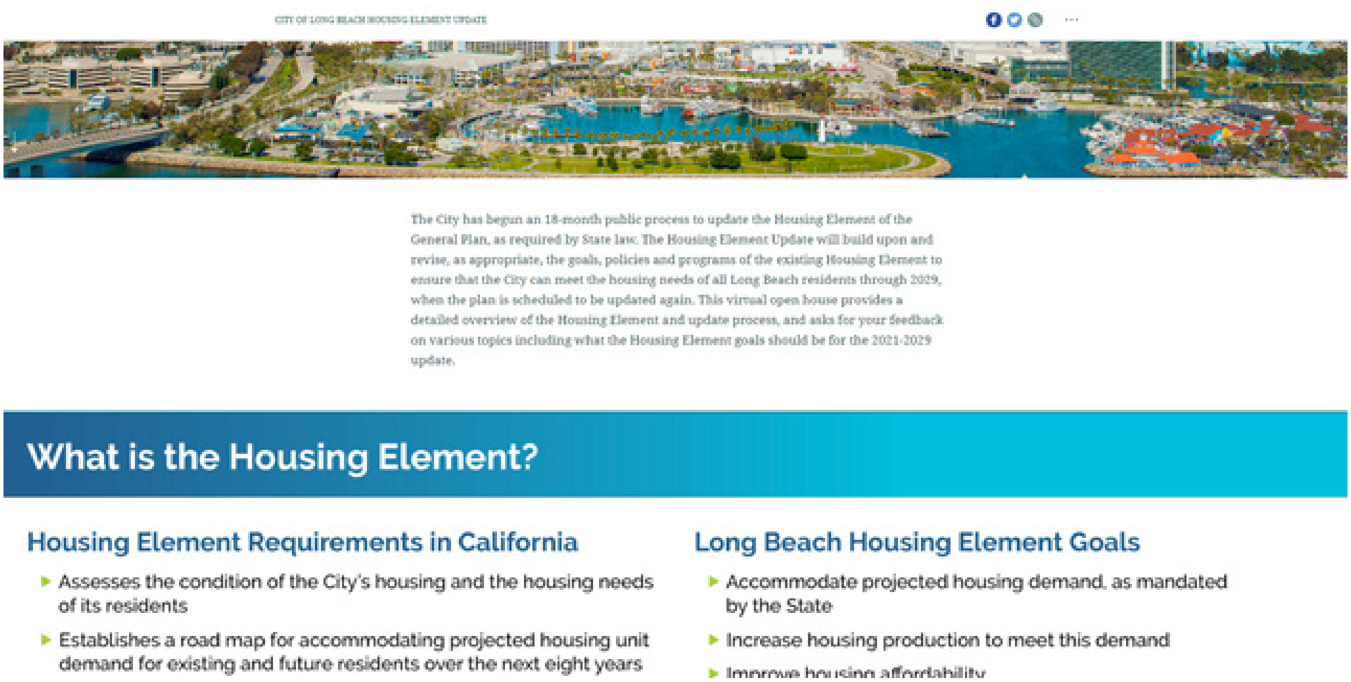
A.3.5 Housing Element Update E-mail Box

Comments submitted via the Housing Element Update email address, housingelementupdate@longbeach.gov, were documented for project consideration. A total of X comments were received via email.

A.3.6 Housing Element Virtual Open House

A virtual open house was developed using ArcGIS Storymaps to provide the public with an opportunity to use traditional meeting poster boards in an online setting. The virtual open house provides a detailed overview of the Housing Element, the update process, current Housing Element goals and policies, with opportunities for feedback nested throughout the virtual open house. A page from the virtual open house is shown in **Figure A-2**.

Figure A-2: Virtual Open House Web Page



A.3.7 Notifications

Email notices (e-blasts) were sent out prior to and after the Digital Workshops, Community Forums and Focus Group Meetings to notify stakeholders about the availability of the virtual open house and to share their housing stories. Utilizing the project database and LinkLB, the e-blasts reached approximately 3,200 stakeholder contacts with known or functional email addresses. The e-blasts announcing the Digital Workshops and Community Forums were available in Spanish, Tagalog, and Khmer. The e-blasts provided a link to the project website and contact information.

A mailer was developed and mailed to over 25,000 targeted addresses in Long Beach areas with a high share of renters, high share of households with limited or no English proficiency, and low median household income averages. The mailer was available in English and Spanish and QR codes were included for access to versions in Khmer and Tagalog. The mailer provided information on the Housing Element, upcoming community workshops and forums, and opportunities for further involvement and feedback. See Attachment 1.

A bill insert was mailed with the City's utility bills to approximately 20,000 addresses in Long Beach that provided background information on the Housing Element Update and opportunities to access the virtual open house, how the public can share their housing story, how to access the project website and additional contact information. See Attachment 1.

Major project updates are shared more broadly through LinkLB, the city's e-notification system, as well as through the project website, social media, through Council District Office newsletters, and through the Neighborhood Resource Center listserve which reaches every neighborhood association in the City.

Section A.4 Public Participation and Outcomes

Due to the COVID-19 Safer at Home orders, the format for all meetings were held virtually to ensure a safe format for attendees and staff. The general format for meetings consisted of a PowerPoint presentation given by the Team, followed by opportunities for written and verbal feedback and/or discussions. Further information on the individual meetings and summaries can be found in the Summary of Outreach Meetings and Events section. **Table A-1** describes the dates, locations, and approximate attendance at the community workshops, forums and focus groups. **Table A-2** summarizes the number of comments received at each meeting.

Table A-1: Community Meetings

Meeting Type	Meeting Date	Location	# of Attendees
English Digital Workshop	August 8, 2020, 10AM- 12PM	Zoom	36
Community Forum	August 12, 2020, 6-7:30PM	Zoom	43
Spanish Digital Workshop	August 15, 2020, 10AM-12PM	Zoom	7
Community Forum	August 19, 2020, 6-7:30PM	Zoom	28
Local Businesses and Institutions Focus Group Meeting	October 15, 2020, 9-10:30AM	Zoom	2
Affordable Housing Developer Focus Group Meeting	October 15, 2020, 11AM-12:30PM	Zoom	4
Housing Advocates Focus Group Meeting	October 22, 2020, 11AM-12:30PM	Zoom	8

Table A-1: Community Meetings (continued)

Meeting Type	Meeting Date	Location	# of Attendees
Homeless Services Advisory Committee Meeting	January 6, 2021, 3:30PM	Virtual	N/A
Continuum of Care Meeting	January 12, 2021, 2:45PM	Virtual	N/A
Affordable and Workforce Housing Working Group Meeting	February 11, 2021, 11AM-12PM	Virtual	11
Century Villages at Cabrillo Youth Focus Group Meeting	March 23, 2021, 3PM-4PM	Zoom	8
Long Beach Aging Services Collaborative Meeting	April 7, 2021, 3PM-4PM	Zoom	122
Community Meeting	April 28, 2021, 5PM-7:00PM	Zoom	72
Community Meeting	May 1, 2021, 11AM-1PM	Zoom	22

Table A-2: Summary of Community Meeting Comments

Meeting Type	Meeting Date	Location	Approximate Comments Received
English Digital Workshop	August 8, 2020, 10AM-12PM	Zoom	60
Community Forum	August 12, 2020, 6-7:30PM	Zoom	109
Spanish Digital Workshop	August 15, 2020, 10AM-12PM	Zoom	4
Community Forum	August 19, 2020, 6-7:30PM	Zoom	80
Local Businesses and Institutions Focus Group Meeting	October 15, 2020, 9-10:30AM	Zoom	Verbal feedback provided
Affordable Housing Developer Focus Group Meeting	October 15, 2020, 11AM-12:30PM	Zoom	Verbal feedback provided
Housing Advocates Focus Group Meeting	October 22, 2020, 11AM-12:30PM	Zoom	Verbal feedback provided
Homeless Services Advisory Committee Meeting	January 6, 2021, 3:30PM	Virtual	Verbal feedback provided
Continuum of Care Meeting	January 12, 2021, 2:45PM	Virtual	Verbal feedback provided
Affordable and Workforce Housing Working Group Meeting	February 11, 2021, 11AM-12PM	Virtual	Verbal feedback provided

Table A-2: Summary of Community Meeting Comments (continued)

Meeting Type	Meeting Date	Location	Approximate Comments Received
Century Villages at Cabrillo Youth Focus Group Meeting	March 23, 2021, 3PM-4PM	Zoom	Verbal feedback provided and 5 poll responses
Long Beach Aging Services Collaborative Meeting	April 7, 2021, 3PM-4PM	Zoom	Verbal feedback provided
Community Meeting	April 28, 2021, 5PM-7:00PM	Zoom	Verbal feedback provided and 96 written comments
Community Meeting	May 1, 2021, 11AM-1PM	Zoom	Verbal feedback provided and 44 written comments

Section A.5 Summary of Outreach Meetings and Events

A.5.1 Digital Workshop #1 - English

Saturday, August 8, 2020
Zoom Webinar from 10:00am – 12:00pm

Attended by approximately 36 members of the public, the first Digital Workshop focused on presenting background information and received feedback on the state of housing in Long Beach, policies and programs, City demographics, housing needs and housing affordability, among other items.

Overview

A formal presentation led by the Long Beach Development Services Team was followed by opportunities for the public to provide questions and comments through the webinar Q&A and chat functions. Additionally, poll questions were implemented throughout the presentation to engage with participants and receive input on background housing information.

During the presentation, participants were encouraged to use the Q&A and chat functions to provide feedback on the content presented and as a guide for discussion topics. During the presentation written questions and comments were directly responded to via the Q&A and chat functions. Upon completion of the presentation, written questions were responded to verbally by the Housing Team members and participants were able to ask questions and provide comments verbally as well. The polls were primarily used to gain background information on attendees and help facilitate discussions.

Notifications of the Digital Workshop and other meetings were distributed electronically via LinkLB, the City's email notification system, to over 3,000 email addresses for people who have signed up for notifications for latest news or initiatives and programs from Development Services, or for notifications related to general plan updates. The events were also promoted through a memo to the Mayor and City Council, and through social media via Facebook events hosted and promoted by both the City and Development Services Department's Facebook accounts. Brochures were mailed to over 25,300 addresses in areas identified as having high housing need and high risk related to COVID-19. The mailers shared information on the Housing Element update, outreach meetings and resources for individuals affected by COVID-19 in all four City languages of English, Spanish, Tagalog and Khmer.

The questions and feedback received during the workshop are categorized below:

» Q&A Input
» Chat Input
» Poll Results

Sixty (60) questions and comments were received during the digital workshop through the Q&A and Chat features. The pages below illustrate the themes and input captured.

Q&A Input

(41 Questions/Comments)

» Questions about Accessory Dwelling Units (ADU) and permitting.
» Several residents raised questions and comments about recent and potential legislation, including SB 1120, SB 743, AB 1279 and zoning changes in Long Beach.
» Many comments and questions were raised regarding SCAG and RHNA numbers, including the increase in housing needs, affordability needs, student housing, SCAG requirements, among others.
» Several comments and questions included how the City may achieve providing the additional RHNA units through measures such as new construction, overcrowding, and adequate city services to meet demand.
» Residents expressed questions and concerns regarding up-zoning and changes to single-family residential communities to allow multi-family apartments.
» Some participants raised questions about Long Beach residents vs. individuals that work in Long Beach, and how the Housing Element takes that into consideration.
» Questions and comments were raised about how parking is accommodated with increased housing density and how is parking included in the Housing Element Update.
» One resident raised a question regarding vacant lots, if they are being tracked and how they could be used to promote housing.
» Comments and questions were raised about the availability and location of affordable housing, including Downtown.
» One resident questioned how those experiencing homelessness are included in the update.
» One resident raised concerns of gentrification with new market rate housing being developed.
» One resident questioned how segregation and income disparity will be discussed during the meeting.
» Some residents raised outreach questions regarding the availability of materials shared during the meeting and future meetings.

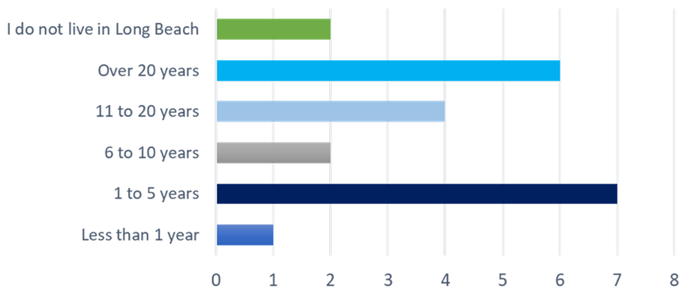
Chat Input

(19 Comments/Questions)

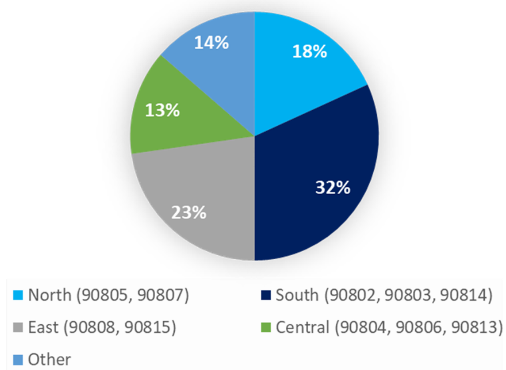
» Many comments and questions were raised regarding SCAG and RHNA numbers, including the reasons for the increase and the efficacy of the 30% housing cost burden rule.
» Residents voiced concerns about affordable housing being concentrated in downtown Long Beach as opposed to all over the City.
» One resident questioned the percentage of residents that work in Long Beach.
» One resident voiced concerns about the Housing Element Update superseding the recent Land Use Element.
» Some residents are concerned about the availability of parking and/or the provision of car-alternative incentives.
» Some residents are concerned that the City does not have proper infrastructure or public service to accommodate new growth.
» New construction should prioritize residents currently experiencing overcrowding or homelessness.
» Residents are interested in the City's strategy to incentivize the development of housing, especially in light of the lack of Community Reinvestment Act (CRA) resources.
» Concerns were raised about the 5th cycle RHNA underestimating housing needs.

Poll Results

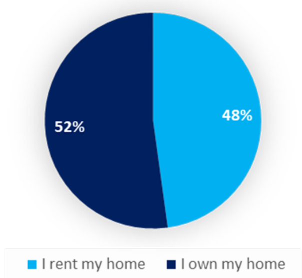
Poll #1: How long have you lived in the City?



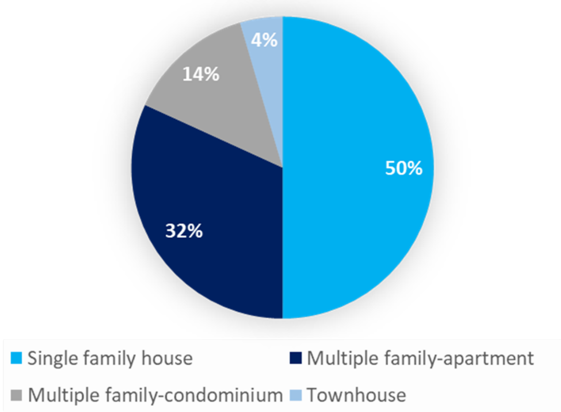
Poll #2: Which Long Beach ZIP Code do you currently live in?



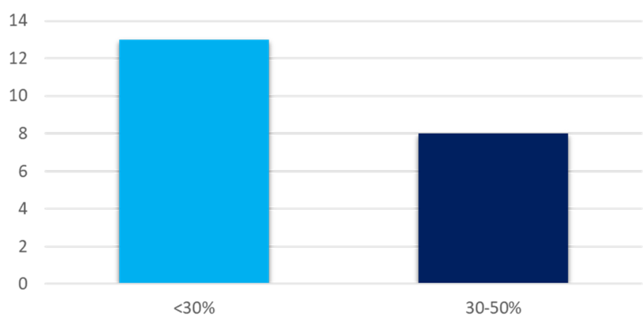
Poll #3: Do you rent or do you own your home?



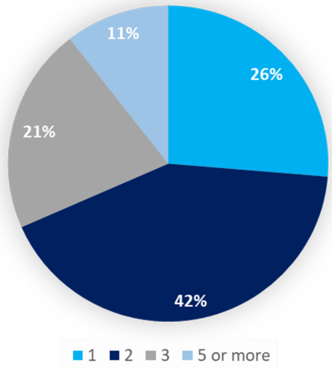
Poll #4: What kind of housing do you live in?



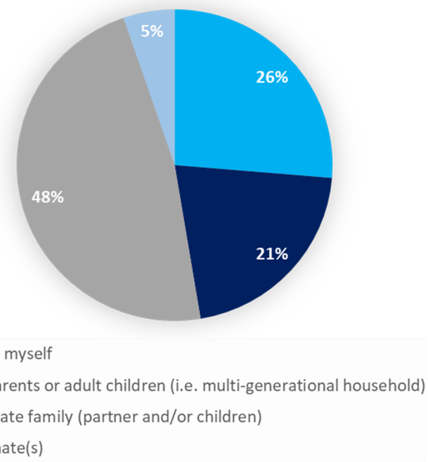
Poll #5: How much of your monthly income goes to housing?



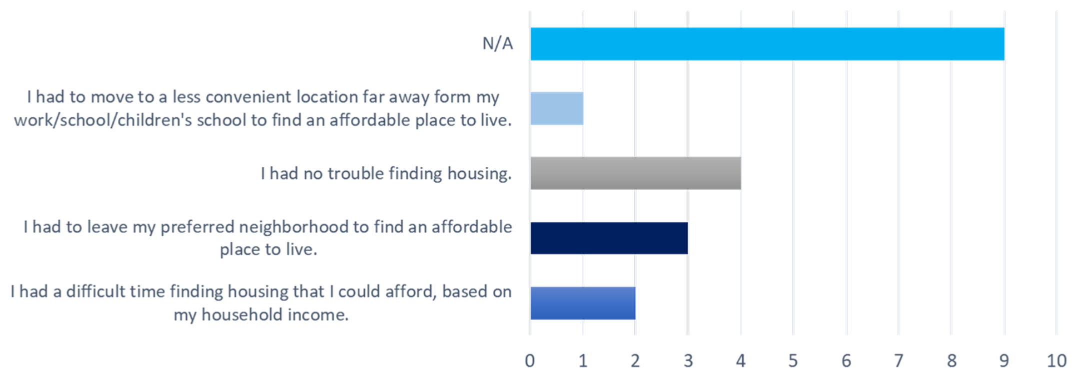
Poll #6: How many people live in your household including you?



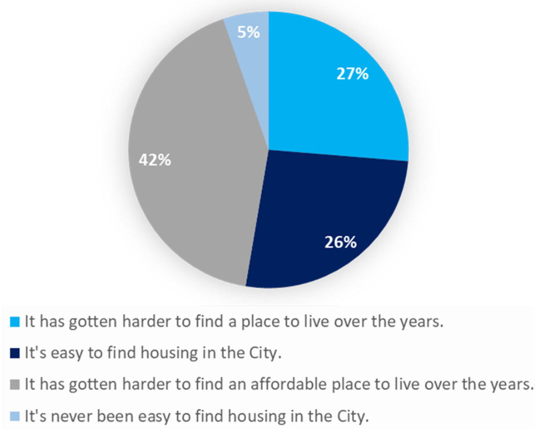
Poll #7: With whom do you share your household?



Poll #8: Have you recently had to look for a new place to live in the City? If so, which statement best describes your experience?



Poll #9: Which statement best describes your experience finding and securing housing in the time you've lived in the City?



A.5.2 Digital Workshop #1 - Spanish

Saturday, August 15, 2020
Zoom Webinar from 10:00am – 12:00pm

Attended by approximately 7 members of the public, the first Spanish Digital Workshop focused on presenting background information and received feedback on the state of housing in Long Beach, policies and programs, City demographics, housing needs and housing affordability, among other items.

Overview
A formal presentation led by the Long Beach Development Services Team was followed by opportunities for the public to provide questions and comments through the webinar Q&A and chat functions. Additionally, poll questions were implemented throughout the presentation to engage with participants and receive input on background housing information.

During the presentation, participants were encouraged to use the Q&A and chat functions to provide feedback on the content presented and as a guide for discussion topics. During the presentation written questions and comments were directly responded to via the Q&A and chat functions. Upon completion of the presentation, written questions were responded to verbally by the Housing Team members and participants were able to ask questions and provide comments verbally as well. The polls were primarily used to gain background information on attendees and help facilitate discussions.

Notifications of the Digital Workshop and other meetings were distributed electronically via LinkLB, the City's email notification system, to over 3,000 email addresses for people who have signed up for notifications for latest news or initiatives and programs from Development Services, or for notifications related to general plan updates. The events were also promoted through a memo to the Mayor and City Council, and through social media via Facebook events hosted and promoted by both the City and Development Services Department's Facebook accounts. The Spanish language workshop was shared with community based organizations serving the Spanish speaking community for help spreading the word, including Latinos in Action, Long Beach Immigrant Rights Coalition (LBIRC), Long Beach Community Action Partnership, Washington Neighborhood Association, Long Beach Forward, Puente Latino Association, LBRE, Housing Long Beach and Centro Cha. Brochures were mailed to over 25,300 addresses in areas identified as having high housing need and high risk related to COVID10. The mailers shared information on the Housing Element update, outreach meetings and resources for individuals affected by COVID-19 in all four City languages of English, Spanish, Tagalog and Khmer.

The questions and feedback received during the workshop are categorized below:

» Q&A Input
» Poll Results

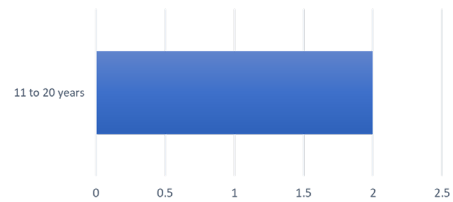
Four (4) questions and comments were received during the digital workshop through the Q&A and Chat features. The pages below illustrate the themes and input captured.

Q&A
(3 Questions/Comments)

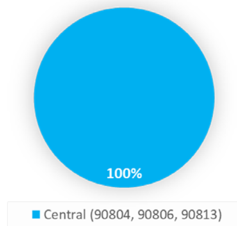
» A question was raised whether new constructions home will include parking.
» A question was voiced to provide clarity on what increased units means, whether new buildings or individual units.

Poll Results

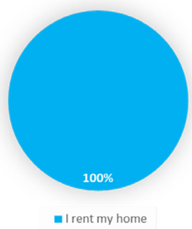
Poll #1: How long have you lived in the City?



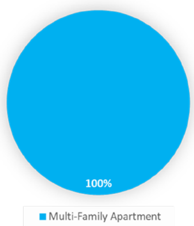
Poll #2: Which Long Beach ZIP Code do you currently live in?



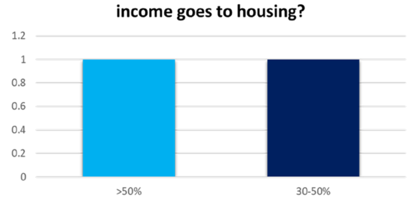
Poll #3: Do you rent or do you own your home?



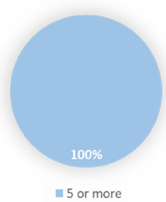
Poll #4: What kind of housing do you live in?



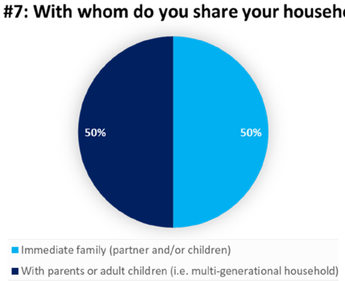
Poll #5: How much of your monthly income goes to housing?



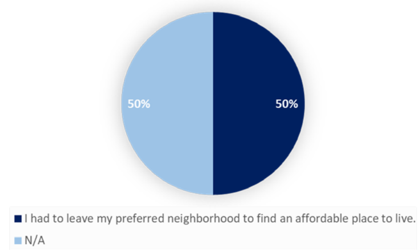
Poll #6: How many people live in your household including you?



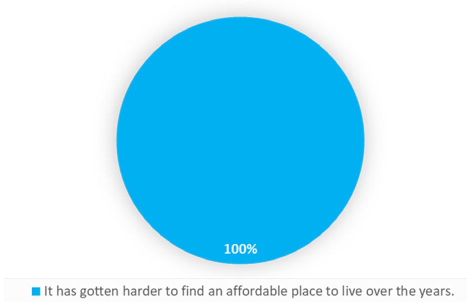
Poll #7: With whom do you share your household?



Poll #8: Have you recently had to look for a new place to live in the City? If so, which statement best describes your experience?



Poll #9: Which statement best describes your experience finding and securing housing in the time you've lived in the City?



A.5.3 Community Forum #1

Wednesday, August 12, 2020
Zoom Webinar from 6:00pm – 7:30pm

Attended by approximately 43 members of the public, the first Community Forum focused on presenting an overview of the Housing Element Update, understanding the current housing crisis and strategies for the City to address the Housing Crisis.

Overview
A formal presentation led by the Long Beach Development Services Team was followed by opportunities for the public to provide questions and comments through the webinar Q&A and chat functions. Additionally, poll questions were implemented throughout the presentation to engage with participants and receive input on background housing information.

During the presentation, participants were encouraged to use the Q&A and chat functions to provide feedback on the content presented and as a guide for discussion topics. During the presentation written questions and comments were directly responded to via the Q&A and chat functions. Upon completion of the presentation, written questions were responded to verbally by the Housing Team members and participants were able to ask questions and provide comments verbally as well. The polls were primarily used to gain background information on attendees and help facilitate discussions.

Notifications of the Digital Workshop and other meetings were distributed electronically via LinkLB, the City's email notification system, to over 3,000 email addresses for people who have signed up for notifications for latest news or initiatives and programs from Development Services, or for notifications related to general plan updates. The events were also promoted through a memo to the Mayor and City Council, and through social media via Facebook events hosted and promoted by both the City and Development Services Department's Facebook accounts. Brochures were mailed to over 25,300 addresses in areas identified as having high housing need and high risk related to COVID-19. The mailers shared information on the Housing Element update, outreach meetings and resources for individuals affected by COVID-19 in all four City languages of English, Spanish, Tagalog and Khmer.

The questions and feedback received during the workshop are categorized below:

» Q&A Input
» Chat Input
» Poll Results

One hundred and nine (109) questions and comments were received during the digital workshop through the Q&A and Chat features. The pages below illustrate the themes and input captured.

Q&A Input
(52 Questions/Comments)

» Questions about Accessory Dwelling Units (ADU), micro-units and permitting.
» Several questions regarding density bonus, the percentage and areas in the City where its allowed were raised.
» Some comments were raised regarding no net loss ordinance in the City.
» Several attendees raised questions and comments about recent and potential legislation, including SB 1120 and zoning changes in Long Beach.
» Some comments and questions were expressed regarding community land trusts and other housing trusts or funding source for affordable housing.
» Several comments and questions were raised in response to the COVID-19 pandemic, including the need for improved code enforcement, right to counsel, rental housing division and how to address the increase in evictions.
» Several comments were raised in relation to transportation, parking and to not consider the mobility element in the housing element update.
» Many comments and questions were raised regarding SCAG and RHNA numbers, including the increase in housing needs, affordability needs, SCAG requirements and validation, shared practices, among others.
» Some participants asked questions about vacancy rates, how they're calculated, incentives for building on vacant lots and overcrowding affecting vacancy rates.
» Questions and comments were raised about rent and wages, and how those are tracked by zip code and if they are adjusted for inflation.
» Questions and comments were raised regarding increased property taxes and other taxes to pay for increased housing.

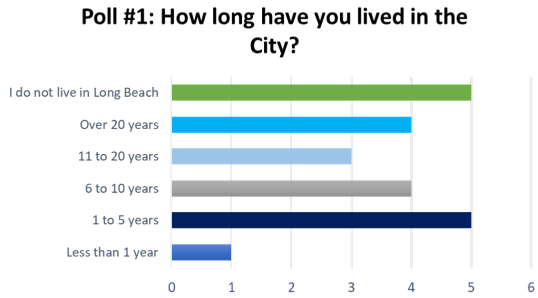
- A question was voiced about AirBnB and how that affects the housing shortage.
- Questions were raised about how other General Plan elements are coordinated with the Housing Element, including the Land Use Element.
- Outreach questions were raised regarding availability of materials and future meetings.

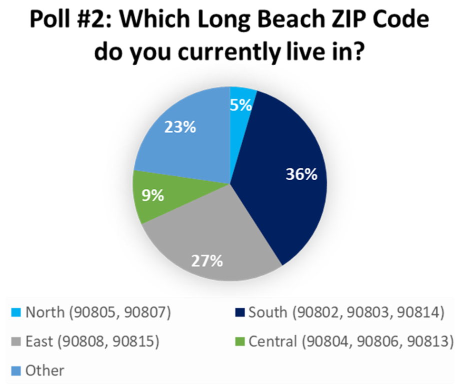
Chat Input

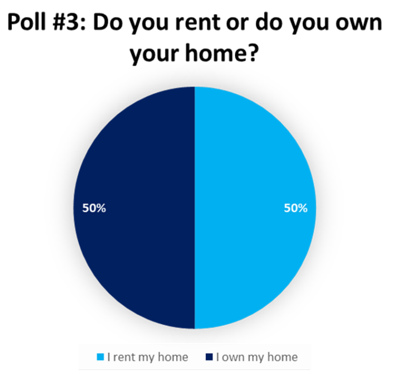
57 Questions/Comments)

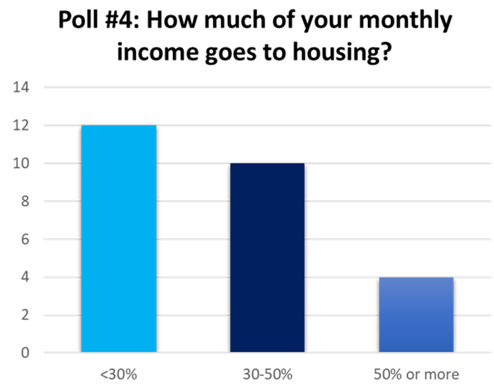
- Many comments and questions were raised regarding Community Land Trusts (CLTs) and "CLRs". Residents suggested including CLTs in the Housing Element as a means to increase affordable housing.
- Some residents were concerned about the lack of funds in the City's Housing Trust Fund, its income targeting, and how it helps build affordable housing.
- Questions were raised about priority for Accessory Dwelling Units (ADU) as means to house the homeless.
- Some residents had questions about the impacts and requirements for micro-units, and how they fit into the RHNA.
- General concerns about how the City plans to meet the RHNA target given the economic impacts of the COVID pandemic.
- Some participants expressed concerns regarding density bonus and the percentage allowed.
- Some concerns were raised regarding parking included (or excluded) with affordable housing.
- One resident asked about potential plans for north-south bike lane infrastructure.

Poll Results









A.5.4 Community Forum #2

Wednesday, August 19, 2020
Zoom Webinar from 6:00pm-7:30pm

Attended by approximately 28 members of the public, the second Community Forum focused on presenting background information relevant to the Housing Element update and the housing crisis in Long Beach and received feedback on the Housing Element Goals.

Overview
A formal presentation led by the Long Beach Development Services Team was followed by opportunities for the public to provide questions and comments through the webinar Q&A and chat functions. Additionally, poll questions were implemented throughout the presentation to engage with participants and receive input on the proposed goals for the Housing Element.

During the presentation, participants were encouraged to use the Q&A and chat functions to provide feedback on the content presented and as a guide for discussion topics. During the presentation written questions and comments were directly responded to via the Q&A and chat functions. Upon completion of the presentation, written questions were responded to verbally by the Housing Team members and participants were able to ask questions and provide comments verbally as well. The polls were primarily used to gain background information on attendees and help facilitate discussions about the goals of the Housing Element.

Notifications of the Digital Workshop and other meetings were distributed electronically via LinkLB, the City's email notification system, to over 3,000 email addresses for people who have signed up for notifications for latest news or initiatives and programs from Development Services, or for notifications related to general plan updates. The events were also promoted through a memo to the Mayor and City Council, and through social media via Facebook events hosted and promoted by both the City and Development Services Department's Facebook accounts. Brochures were mailed to over 25,300 addresses in areas identified as having high housing need and high risk related to COVID-19. The mailers shared information on the Housing Element update, outreach meetings and resources for individuals affected by COVID-19 in all four City languages of English, Spanish, Tagalog and Khmer.

The questions and feedback received during the workshop are categorized below:

» Q&A Input
» Chat Input
» Poll Results

Eighty (80) questions and comments were received during the digital workshop through the Q&A and Chat features. The pages below illustrate the themes and input captured.

Q&A Input
(33 Questions/Comments)

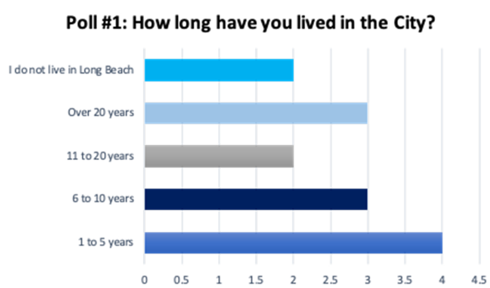
» Questions about the long term impacts of COVID-19 in terms of potential rezoning of commercial spaces.
» Several attendees raised questions and comments about the ratio of rental properties to owned properties and whether or not there is legislation aiming to increase the percentage of homeowners.
» Many comments and questions were raised regarding what defines micro-units, their requirements, and dimensions.
» Questions regarding the definition of publicly assisted units and whether or not money from the CARES Act is being directed towards housing in Long Beach.
» Comments suggesting community Real Estate Investment Trusts (REITs) to assist with home ownership and the housing supply in general.
» Questions regarding dimension requirements for units as per the California Building Codes.
» Comments and questions were raised in favor of providing more affordable units for sale to increase the number of homeowners in Long Beach by building more housing and increasing homeownership opportunities, such as rent/own balances.

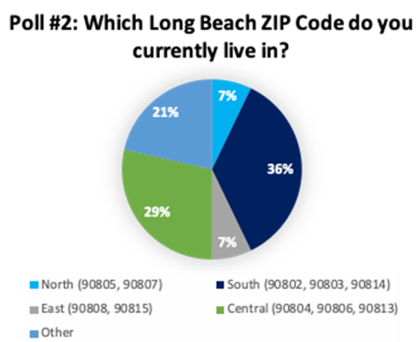
Chat Input
(47 Questions/Comments)

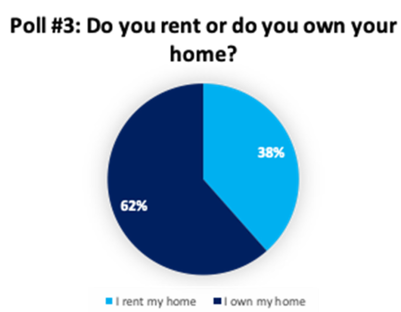
» Concerns about an influx of evictions once the COVID moratoriums expire, especially for people of color, and the need for the right to counsel as a result.
» Suggestions that Goal 1, provide housing assistance and preserve publicly assisted units, should prioritize extremely low income groups first.
» Several comments regarding the need for local revenue to build affordable and supportive housing as well as community owned units.

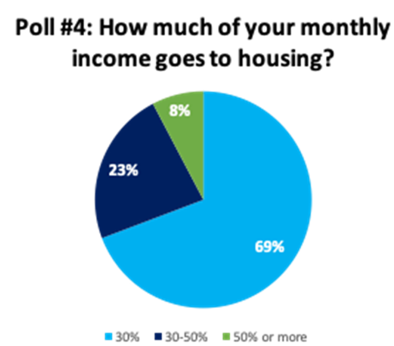
- Some residents suggested Community Land Trusts and other cooperative ownership models in addition to tenant protections for permanent affordable, community-owned units.
- Suggestion to use a bond measure as a local source of revenue for affordable and supportive housing.
- Several residents suggested to convert excess commercial spaces and unused parking lots into affordable residential units.
- Several general outreach suggestions to have other answers for the polls besides Yes/No.
- Comments suggesting that redlining maps and race-based deed restrictions in Long Beach should be produced to illustrate the effects on systemic racism on the Long Beach community, especially in terms of rent burden, zoning, etc.
- Several comments supporting the increased production of condominium buildings.
- Several residents stated that there needs to be more homeownership opportunities in Long Beach as a result of renter stabilization and additional job opportunities.
- Questions about the definition of a "publicly assisted unit".
- One resident voiced the need for additional programs like the Century Village at Cabrillo.
- Residents suggested several ordinances to protect and preserve affordable housing.
- Some residents suggested all Long Beach residents have a right to counsel.
- Several suggestions for the City of Long Beach to create a rental housing division.

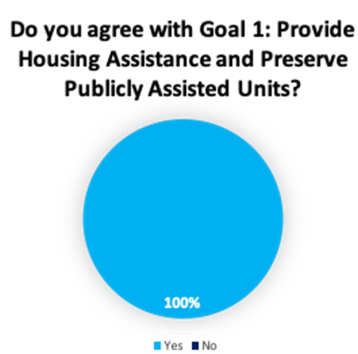
Poll Results





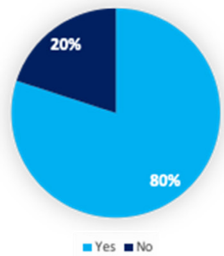






Do you agree with Goal 2: Address the Unique Housing Needs of Special Residents?

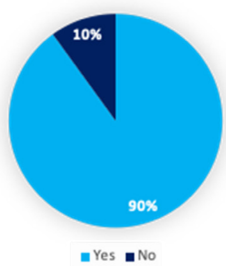
Do you agree with Goal 3: Retain and Improve the Quality of Existing Housing and Neighborhoods?



Do you agree with Goal 4: Provide Increased Opportunities for the Construction of High Quality Housing?

Do you agree with Goal 5: Mitigate Government Constraints to Housing Investment and Affordability?

Do agree with Goal 6: Provide Increased Opportunities for Home Ownership?



A.5.5 Focus Group #1 – Local Businesses and Institutions

Tuesday, October 13, 2020
Zoom Webinar from 9:00am – 10:30am

The focus group was attended by two representatives from the City's business community.

The focus group meeting included a brief presentation on the Housing Element Update and process and was followed by a discussion with the Team. The discussion was focused on understanding housing impacts, opportunities and priorities for businesses and business leaders in Long Beach.

Overview
A brief presentation led by the Consultant Team was followed by a discussion between the attendees and the Team. Attendees were asked specific questions and given ample time to provide thorough answers and follow-up questions and answers.

Notifications of the focus group meeting were distributed to key stakeholders in the City's email database. The email blasts were distributed twice to approximately 30 email addresses.

The attendees were asked six (6) questions and provided the feedback outlined below.

The following key takeaways were received from the focus group meeting:

» Expressed the need for housing for different populations, including senior housing, and mixed-income housing. Additionally, voiced the need for housing built closer to jobs for less commute times and promoting public transit options.
» Would like to see more single units in larger unit developments with more amenities, especially with remote working likely to continue after the COVID-19 pandemic.
» Temporary housing for contract workers should be considered in the Housing Element. Additionally, remote working should be considered in the Housing Element, especially for younger populations.
» Concerns regarding availability and affordability for Seniors, especially homes with amenities for Seniors.
» Homelessness should be a top priority for the City and would like to see more policies and concepts for homeless housing, including mental health services, motel conversion and partnering with other agencies.
» The City should prioritize Long Beach residents and business opportunities when considering new developments.

A.5.6 Focus Group #2 – Affordable Housing Developers

Thursday, October 15, 2020
Zoom Webinar from 9:00am – 10:30am

The focus group was attended by four representative of affordable housing developers, including:

» Habitat for Humanity Greater Los Angeles
» Abundant Housing
» LINC Housing

The focus group meeting included a brief presentation on the Housing Element Update and process and was followed by a discussion with the Team. The discussion was focused on understanding housing impacts, opportunities and priorities for Affordable Housing Developers in Long Beach.

Overview
A brief presentation led by the consulting team was followed by a discussion between the attendees and the Housing Team Attendees were asked specific questions and given ample time to provide thorough answers.
Notifications of the focus group meeting were distributed to key stakeholders in the City's email database. The email blasts were distributed twice to approximately 20 email addresses.

The attendees were asked eleven (11) questions and provided the feedback outlined on the next page.

The following key takeaways were received from the focus group meeting:

» Questions and concerns were addressed for providing housing for the diverse population in Long Beach without displacing the local population. Housing developers can help increase the housing stock by building affordable housing.
» Concerned about barriers that deter affordable housing developers from building in high-opportunity and transit-oriented communities, including resident opposition and ensuring requirements recommendations from the City and State align with developers' goals.
» Questions and concerns about policies allowing affordable housing in high-opportunity zones and consider rezoning and density bonuses in the Housing Element.
» Concerns about approval processes and policies that affect further development of affordable housing, including challenges with financing projects due to competition.
» Concerned about barriers to new housing or rebuilding housing developments, including differences in the City for inclusionary housing and politics, approval delays and high permit fees. An 'over-the-counter' approach may be better suited to improve approval processes.
» The Midtown Specific Plan is a good example for future development plans. The Washington neighborhood and CNA and industrial zoning are areas being looked at for future development.
» Partnerships with faith communities and religious institutions are being considered for future affordable housing opportunities. Adaptive reuse, including religious institutions, is an exciting option.
» Regulatory capacity and expected units built capacity need to be kept separate and make estimates realistic.

A.5.7 Focus Group #3 – Housing Advocates

Thursday, October 15, 20200
Zoom Webinar from 9:00am – 10:30am

The focus group was attended by representatives from 8 housing advocate organizations, including:

» Long Beach Forward
» Bridge Housing
» Everyone In
» Legal Aid Foundation
» ECR Communities
» LiBRE
» Long Beach Lines for Clean Energy
» United Cambodian Community

The focus group meeting included a brief presentation on the Housing Element Update and process and was followed by a discussion with the Team. The discussion was focused on understanding underserved demographics and areas, priorities and challenges and opportunities for Advocates in Long Beach.

Overview

A brief presentation led by the consulting team was followed by a discussion between the attendees and the Housing Team. Attendees were asked specific questions and given ample time to provide thorough answers.

Notifications of the focus group meeting were distributed to key stakeholders in the City's email database. The email blasts were distributed 3 times to approximately 50 email addresses.

The attendees were asked four (4) questions and provided the feedback outlined below.

The following key takeaways were received from the focus group meeting:

» The following underserved communities should be considered with the Housing Element Update: west/central/north neighborhoods, historically redlined and racially segregated communities, low income, communities of color, limited English proficiency communities, historically environmental pollution and poor air quality neighborhoods, and renters. Concerns that there isn't enough support for renters, especially during the pandemic.
» Most organizations in attendance focus on low income, communities of color and environmental justice.
» Concerns and questions with receiving data from public utilities to optimize utility policies and provide subsidies
» Some of the top priorities for the City and Housing Element include strategic investments for housing that prioritizes extremely low-income residents, better renters' protections, strategies for helping residents move from the low-income housing to middle-income housing, anti-gentrification and anti-displacement measures, dedicated revenue sources for affordable housing, affordable housing covenants with life terms, mandated affordable housing and not just incentives like density bonus, more supportive housing, and increase areas in Long Beach that can accommodate affordable housing.

A.5.8 Homeless Services Advisory Committee Meeting

Wednesday, January 6, 2021
Virtual Webinar from 3:30pm

The Team provided an update on the Housing Element and solicited feedback from members of the Homeless Services Advisory Committee (HSAC).

A brief presentation on the Housing Element Update and process was provided and followed by a discussion with the Team. The discussion was focused on types of affordable housing included, funding mechanisms and future outreach.

The following key takeaways were received from the focus group meeting:

- Tiny home villages and small lot subdivisions can be explored to more effectively and affordably build housing for people experiencing homelessness.
- City should consider expanding the Safe Parking program.
- City should provide technical support for Community Land Trusts can support the development of affordable housing.
- City should provide building incentives for mixed-use retail and housing, specifically for locally owned businesses.

A.5.9 Continuum of Care Meeting

Tuesday, January 12, 2021
Virtual Webinar from 2:45pm

The Team provided an update on the Housing Element and solicited feedback from members of the Continuum of Care Board (CoC).

A brief presentation on the Housing Element Update and process was provided and followed by a discussion with the Team. The discussion was focused on types of affordable housing options included and code enforcement.

The following key takeaways were received from the focus group meeting:

- City should continue exploring hotel/motel acquisition and conversion to affordable housing.
- To better understand underutilization of property, the City should have a list of vacant commercial spaces, rather than just a list of vacant lots.
- Tiny home villages is a good option to efficiently provide housing.
- Safe Parking program should be open to RVs.
- The City can remove barriers to affordable housing through building code relief (e.g., fire exits/stairs requirements).

A.5.10 Affordable and Workforce Housing Working Group Meeting

Thursday, February 11, 2021
Zoom Meeting from 11:00am – 12:00pm

The working group meeting was attended by approximately 11 representatives from the affordable housing and workforce housing developer sector.

The working group meeting included a brief presentation on the Housing Element Update and policies considered for the Housing Plan and was followed by a discussion with the City team. The discussion and feedback were focused on opportunities in location and type of affordable housing in Long Beach, revenue sources for affordable housing and policies the City should consider in the Housing Plan.

Overview
A brief presentation led by the City team was followed by an opportunity for feedback from the attendees.

Notifications of the focus group meeting were distributed to a list of key stakeholders in the City's email database. The emails were distributed to approximately 11 email addresses.

The following key takeaways were received from the focus group meeting:

- City should consider expanding housing opportunity on religious facilities and adaptive re-use of commercial land.
- There is a need for a local recurring revenue source, such as linkage fees, property tax assessments, or utility fees, to fund affordable housing.

- New development should be balanced and include incentives for workforce housing, which is attractive to major employers.
- Public land should be prioritized for housing development.
- An affordable housing overlay can be considered in areas of the city with very low residential densities in the underlying zones.

A.5.11 Century Villages at Cabrillo Youth Focus Group

Tuesday, March 23, 2021
Zoom Webinar from 3:00pm – 4:00pm

Attended by approximately eight youth residents and one adult resident from Century Villages at Cabrillo, the Team provided an update on the Housing Element and solicited feedback.

A brief presentation on the Housing Element Update, process and poll questions were provided and followed by a discussion with the Team. The discussion, questions and presentation were focused on addressing housing needs for younger generations in Long Beach and community needs and services. Additionally, the presentation was tailored to provide educational information on housing, the housing element and how youth and young adults can contribute to the City's housing processes.

The following key takeaways were received from the focus group meeting:

- The most important issues from the youth group are the fairness of housing and employment opportunities available in Long Beach.
- The maintenance of housing, especially for those that are experiencing chronic homelessness and mental illness, needs to be supported by services, such as food delivery and mental health services.

A.5.12 Long Beach Aging Services Collaborative Meeting

Wednesday, April 7, 2021
Zoom Meeting from 3:00pm – 4:00pm

The working group meeting was attended by approximately 122 representatives within the Long Beach community representing community organizations, housing advocates, aging services, affordable housing developers, agencies and institutions, among others.

The working group meeting included a brief presentation on the Housing Element Update and process and was followed by a discussion with the City team. The discussion and feedback was focused on potential opportunities for additional affordable housing, senior housing and housing in general.

Overview
A brief presentation led by the City team was followed by an opportunity for feedback from the attendees.
Notifications of the focus group meeting were distributed to a list of key stakeholders in the City's email database. The emails were distributed to approximately 122 email addresses.

The following key takeaways were received from the focus group meeting:

- The City could consider an affordable housing development specifically for LGBTQ populations.
- "Green" housing units should be incentivized near transportation.
- Familial wealth can be built through increased pathways for homeownership.
- Cohousing is a good model for affordable housing, as seniors do not require as much space.
- Universal design standards for senior housing should be implemented.
- The City should commit to an ongoing revenue source to fund community ownership of land.

A.5.13 Community Meeting #1

Wednesday, April 28, 2021
Zoom Webinar from 5:00pm – 7:00pm

Attended by approximately 72 members of the public, the community meeting focused on presenting an overview of the Housing Element Update, understanding the current housing crisis, and policies and strategies for the City to include in the Housing Plan.

Overview

The City team gave a formal presentation on the Housing Element Update and implemented poll questions throughout the presentation to engage with participants and receive input on background housing information. During the presentation, participants were encouraged to use the chat functions to provide feedback on the content presented.

The presentation was followed by a breakout session where participants were split up into smaller groups and given an opportunity to answer a series of housing-related questions prepared by the City as well as provide any additional feedback.

Each breakout room had an assigned notetaker and facilitator that gathered feedback from the group for approximately forty-five minutes. Upon closing the breakout rooms, participants re-joined the general meeting where facilitators shared their group's feedback summary with the larger group. Additionally, one of the breakout rooms was facilitated and discussed in Spanish with approximately 10 community members.

Notifications of the Community Meeting were distributed electronically via LinkLB, the City's email notification system, to over 3,000 email addresses for people who have signed up for notifications for latest news or initiatives and programs from Development Services, or for notifications related to general plan updates. The events were also promoted through a memo to the Mayor and City Council, and through social media via Facebook events hosted and promoted by both the City and Development Services Department's Facebook accounts. The meetings were advertised in all four City languages of English, Spanish, Tagalog and Khmer.

The questions and feedback received during the workshop are categorized below:

- Chat Input
- Poll Results
- Breakout Rooms Summary

Chat Input

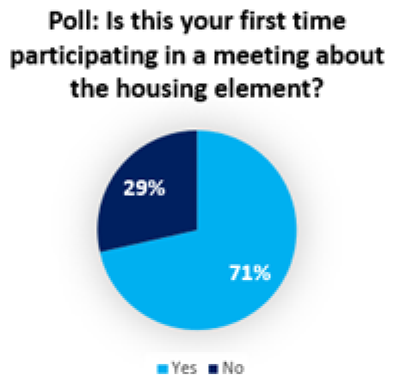
(96 Comments/Questions)

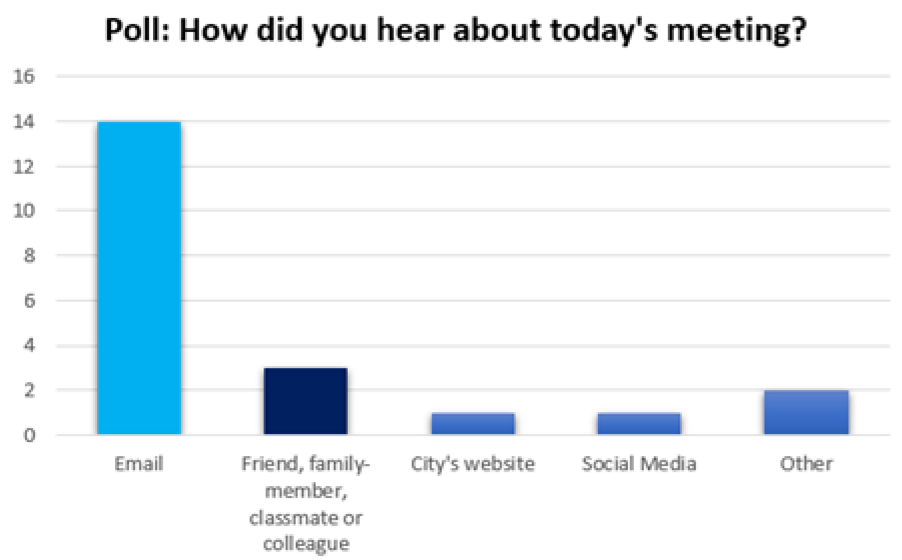
- Comments about what residents love about Long Beach – diversity, parks, proximity to ocean and sense of community.
- Comments about housing needs – more affordable housing, quality of housing and less high-density housing.
- Comments raised about eviction concerns, racist housing practices and extremely high rent prices that eat up more than half of a salary.
- Need for low-income housing that is accessible to people without legal status or insurance.
- Concerns about landlords blaming tenants for rodent infestations and dilapidated buildings where landlords refuse to make improvements or force tenants to pay for them.
- Requests to end single family zoning, rent stabilization at mobile home parks to prevent space rent gouging, and regulations to limit predatory landlords from taking advantage of tenants.
- Some concerns were raised regarding parking included (or excluded) with affordable housing.
- Comments disputing RHNA data reporting accuracy.
- Concern that AB1482 is not a permanent solution.
- Concerns about SB9 and SB10.
- Specific questions:
  - How do we make sure the bonuses don't all go to market rate builders?
  - Why does the City continue to remove the affordability element from units downtown?
  - Shouldn't housing be affordable instead of resorting to "micro-units"?
  - How will the City's planning and building departments handle increased housing demand?

Breakout Rooms Summary

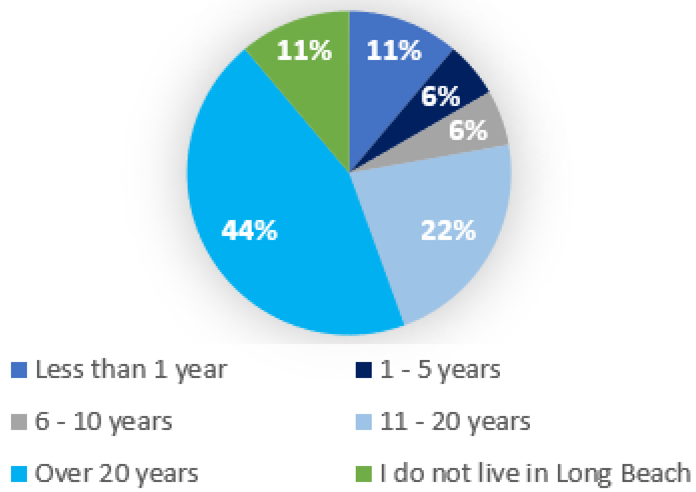
1. We reviewed data and information related to housing needs in LB during the first portion of this meeting. Are there additional housing needs that should be considered for this plan?
   - General consensus that there is a need for more senior housing as well as senior housing protections.
   - Participants identified a need for renter protections to avoid evictions and subsequent higher rents.
   - The rental market is highly competitive and rent prices are significantly higher, making it difficult to find affordable housing in Long Beach, especially with the income requirements.
   - Unequal distribution of open space and buildings across Long Beach.
   - Concerns about neighborhood conservation and building preservation efforts.
2. Has anyone looked for housing in LB recently? Can you share how that experience was and how you found your housing?
   - Gentrification/expensive residential units developed at the expense of the rest of the city; hard to find somewhere that feels safe and comfortable with open space.
   - You must be ready and the first in line if you put in an application because it's a very competitive market.
   - Difficulty finding pet-friendly housing.
3. Would anyone like to share about either their personal housing situation or any friends or family's housing situations in LB that you think we should consider as we work on the housing plan? (follow up if they need more prompting: How does housing impact people's lives? Are the housing needs of everyone you know being met?)
   - Friend who is a social worker and can barely afford her place in LB; would like to take care of her mother but can't afford a larger space to share with her; makes aging in place and keeping families together very difficult.
   - New development, redistricting, and rezoning has raised prices of affordable housing. These disparities have grown tremendously in the last 3-5 years, and especially now since COVID-19.
   - A resident expressed that when there is a non-urgent fix in the apartment, the landlord raises their rent or tells them that they must pay for it.
   - One resident is currently looking for an apartment but does not have a paystub that is more than 3x the rent. She pays $1550 for a one-bedroom apartment and the owner does not want to fix the apartment without raising the price.
   - Resident contacted the code enforcement department when her bathroom ceiling fell through and they told her they don't have enough staff to make a visit. The manager fixed it in the end, but he raised the rent price by $100.
4. What is the most important housing issue to you, your family, and/or your community?
   - Housing the homeless.
   - Allocate new housing to people with low income.
   - Preventing developers from creating development monopolies.
   - Prioritizing neighborhood improvements and community spaces.
5. What should be prioritized for the housing element?
   - Keeping people house and meeting goals for each housing population.
   - Supporting tenants to become homeowners.
   - How to prevent homelessness and help the homeless.
   - RHNA numbers should be reassessed for accuracy.
   - Build and preserve where it makes sense.
6. Where is more housing need in the City?
   - Eastside of Long Beach
7. Are there any suggestions for how to increase housing production to meet the community need?
   - Use of decommissioned cruise ships docked in Long Beach for residential space.
   - Up-zoning lots that are single family to allow for possibility of creating more housing (building duplexes and multifamily units).
   - Converting commercial spaces to residential or adding residential space to a commercial space; more creative approaches aside from up-zoning.
   - County has established design guidelines examples for new housing and infrastructures that can be considered.
   - Manage the infrastructural component related to housing development, including utilities and materials.
   - SB9 & SB10 – Legislation coming from the State that needs to be closely watched.

Poll Results

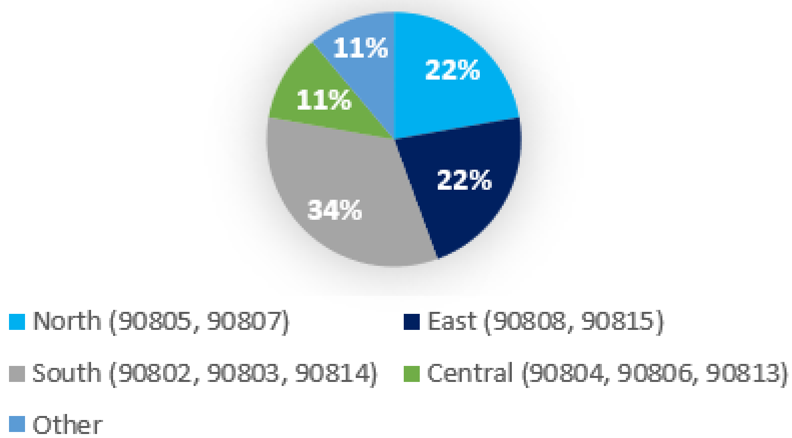




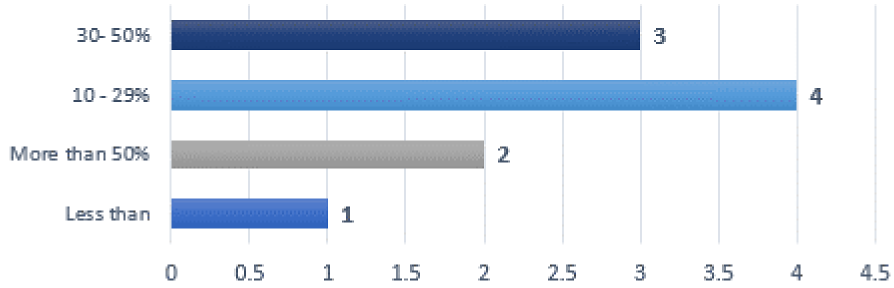
Poll: How long have you lived in the City of Long Beach?



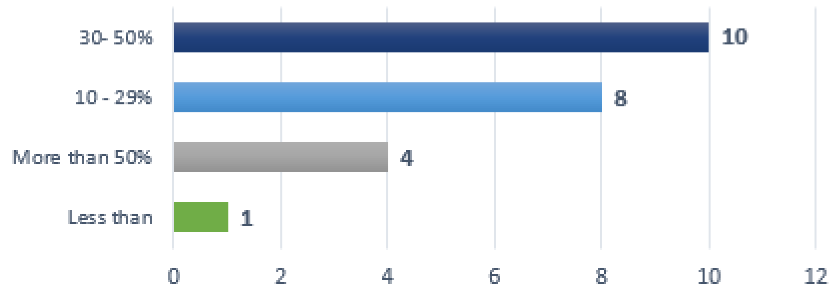
Poll: What area of Long Beach do you currently live in?



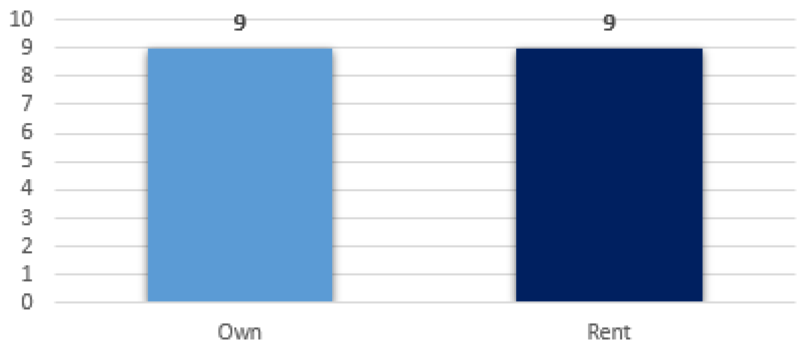
Poll: How much of your approximate monthly household income goes to housing (i.e. rent or mortgage payment)?



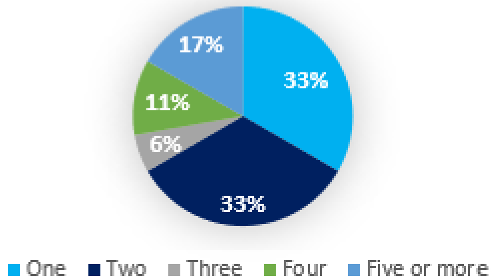
Poll: How much of your approximate monthly household income goes to housing (i.e. rent or mortgage payment)?

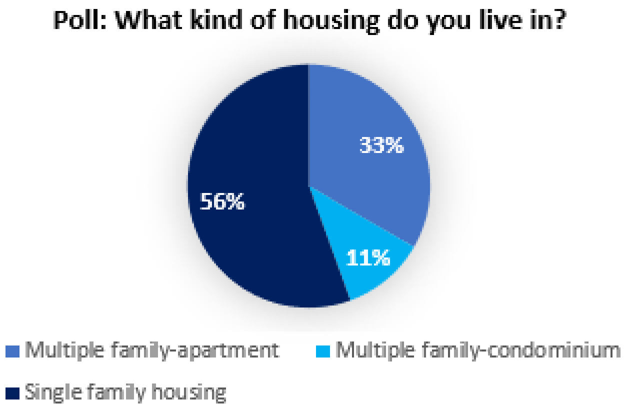


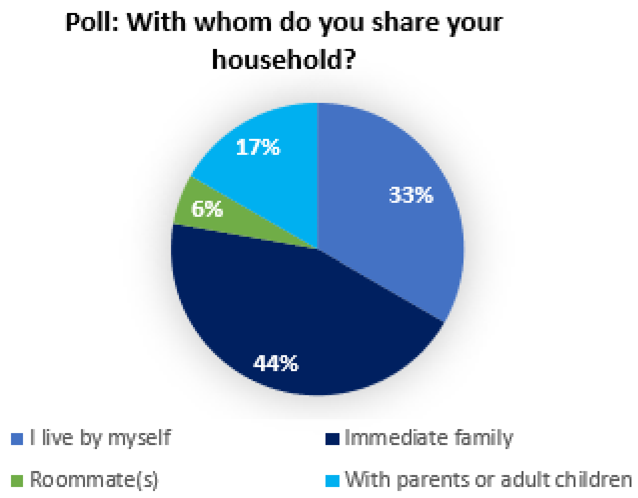
Poll: Do you own or rent your home?

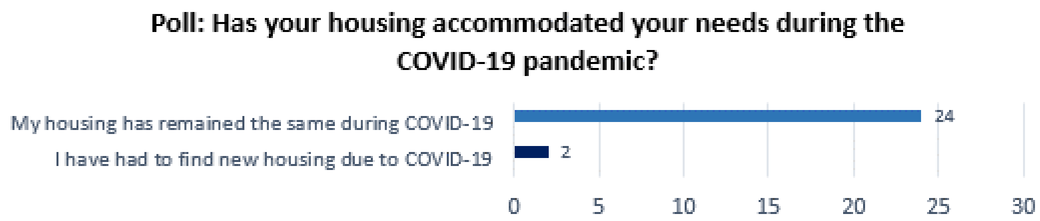


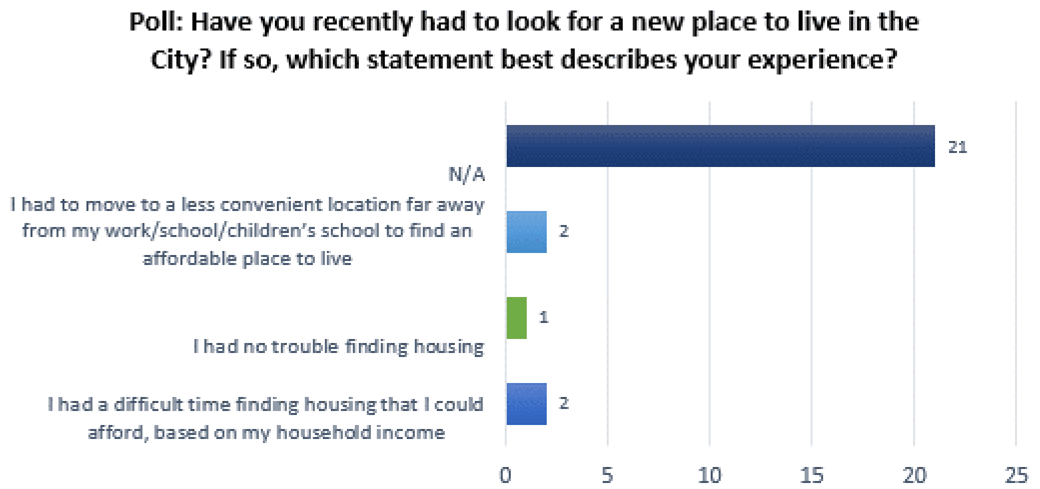
Poll: How many people live in your household including you?



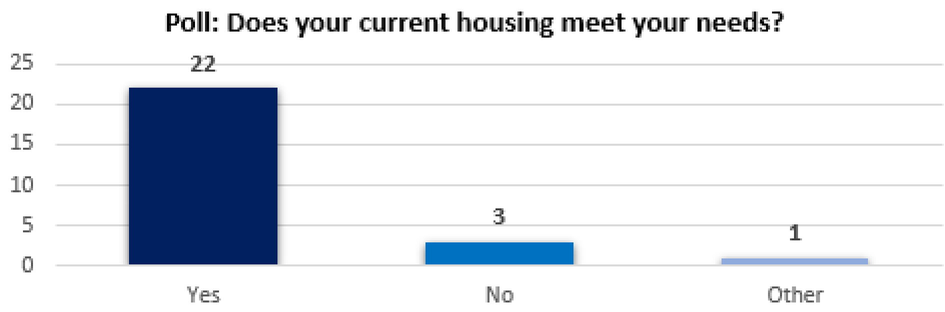

Poll: What kind of housing do you live in?
33%
11%
56%
Multiple family-apartment
Multiple family-condominium
Single family housing

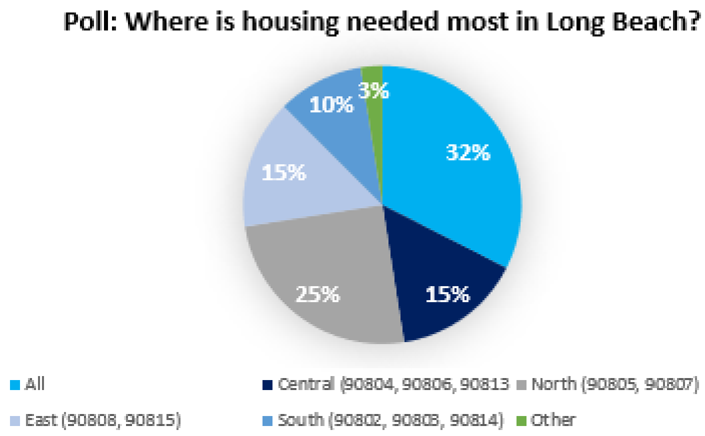

Poll: With whom do you share your household?
17%
6%
33%
44%
I live by myself
Immediate family
Roommate(s)
With parents or adult children

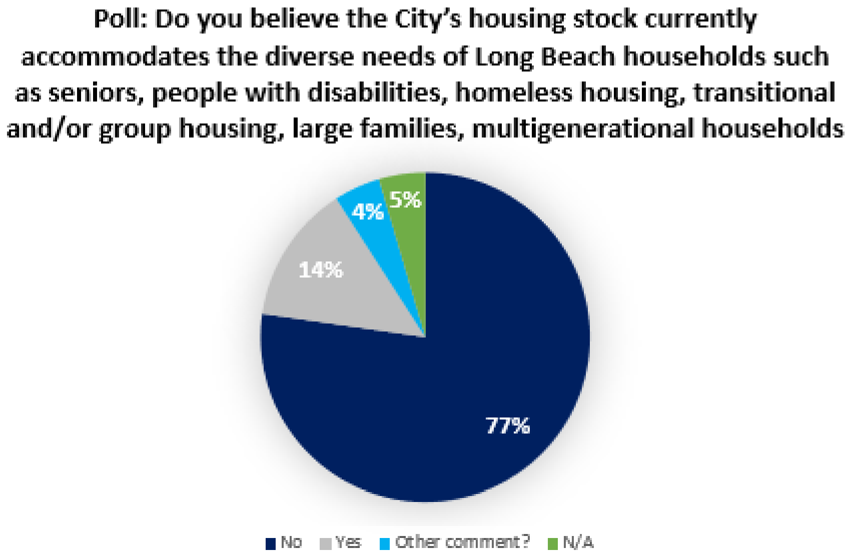

Poll: Has your housing accommodated your needs during the COVID-19 pandemic?
My housing has remained the same during COVID-19
I have had to find new housing due to COVID-19
24
2
0
5
10
15
20
25
30

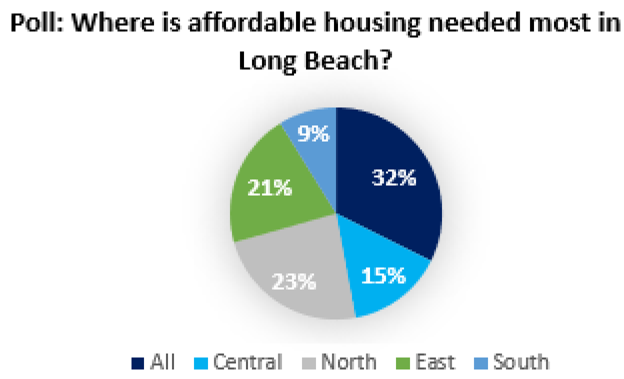

Poll: Have you recently had to look for a new place to live in the City? If so, which statement best describes your experience?
N/A
I had to move to a less convenient location far away from my work/school/children's school to find an affordable place to live
I had no trouble finding housing
I had a difficult time finding housing that I could afford, based on my household income
21
2
1
2
0
5
10
15
20
25

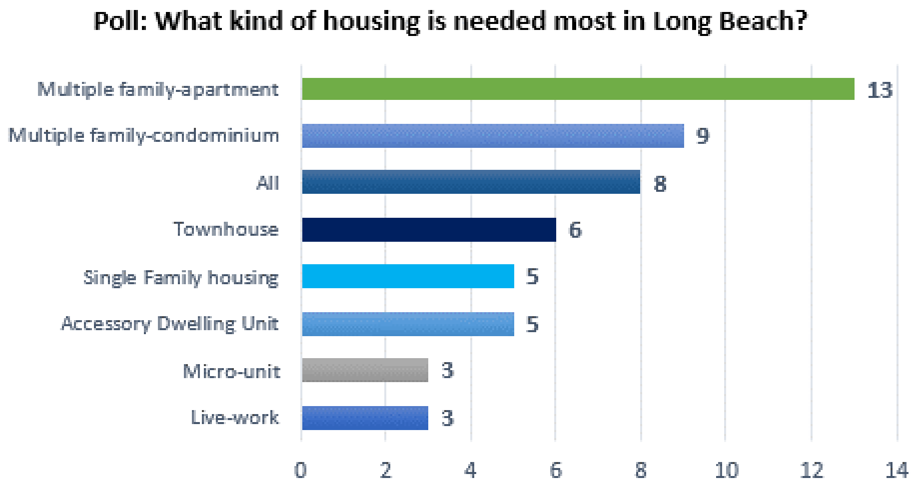

Poll: Which statement best describes your experience finding and securing housing in the time you've lived in Long Beach?
27%
38%
12%
23%
N/A
It's never been easy to find housing in the City
It's easy to find housing in the City
It has gotten harder to find an affordable place to live over the years


Poll: Does your current housing meet your needs?
25
20
15
10
5
0
22
3
1
Yes
No
Other


Poll: Where is housing needed most in Long Beach?
10%
3%
32%
15%
25%
15%
All
Central (90804, 90806, 90813
North (90805, 90807)
East (90808, 90815)
South (90802, 90803, 90814)
Other


Poll: Do you believe the City's housing stock currently accommodates the diverse needs of Long Beach households such as seniors, people with disabilities, homeless housing, transitional and/or group housing, large families, multigenerational households
4%
5%
14%
77%
No
Yes
Other comment?
N/A


Poll: Where is affordable housing needed most in Long Beach?
9%
32%
21%
15%
23%
All
Central
North
East
South


Poll: What kind of housing is needed most in Long Beach?
Multiple family-apartment
13
Multiple family-condominium
9
All
8
Townhouse
6
Single Family housing
5
Accessory Dwelling Unit
5
Micro-unit
3
Live-work
3
0
2
4
6
8
10
12
14

A.5.14 Community Meeting #2

Saturday, May 1, 2021
Zoom Webinar from 11:00am – 1:00pm

Attended by approximately 22 members of the public, the community meeting focused on presenting an overview of the Housing Element Update, understanding the current housing crisis, and policies and strategies for the City to include in the Housing Plan. This meeting was held on a Saturday morning to provide an opportunity consistent with community members varying schedules.

Overview

The City team gave a formal presentation on the Housing Element Update and implemented poll questions throughout the presentation to engage with participants and receive input on background housing information. During the presentation, participants were encouraged to use the chat functions to provide feedback on the content presented.

The presentation was followed by a breakout session where participants were split up into two breakout sessions, one facilitated in English and one facilitated in Spanish, and given an opportunity to answer a series of housing-related questions prepared by the City as well as provide any additional feedback.

Each breakout room had an assigned notetaker and facilitator that gathered feedback from the group for approximately forty-five minutes. Upon closing the breakout rooms, participants re-joined the general meeting where facilitators shared their group's feedback summary with the larger group.

Notifications of the Community Meeting were distributed electronically via LinkLB, the City's email notification system, to over 3,000 email addresses for people who have signed up for notifications for latest news or initiatives and programs from Development Services, or for notifications related to general plan updates. The events were also promoted through a memo to the Mayor and City Council, and through social media via Facebook events hosted and promoted by both the City and Development Services Department's Facebook accounts. The meetings were advertised in all four City languages of English, Spanish, Tagalog and Khmer.

The questions and feedback received during the workshop are categorized below:

» Chat Input
» Poll Results
» Breakout Rooms Summary

Chat Input

(44 Comments/Questions)

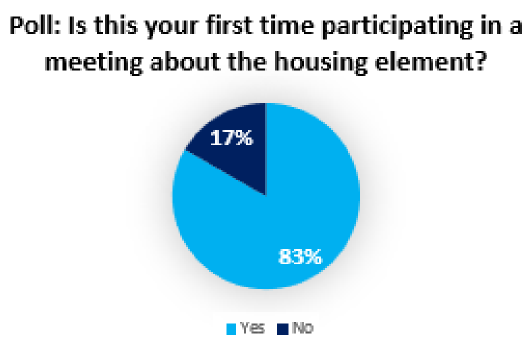
» Comments about what residents love about Long Beach – proximity to job, walkability, access to shopping and schools.
» Comments about why housing is important – stability, growing families, safety, investment, saving, a place to live, plan, play, dream.
» Request for affordable housing on the westside.
» Request for free housing for low-income college students.
» Concerns about extremely high housing costs and housing equity.
» Request for City to look beyond exclusionary zoning and take a more hands on approach to housing, whether that's a "housing first" approach for unhoused individuals, or piloting communal/new kinds of public housing.
» Request for workforce training centers or community centers with housing development units.

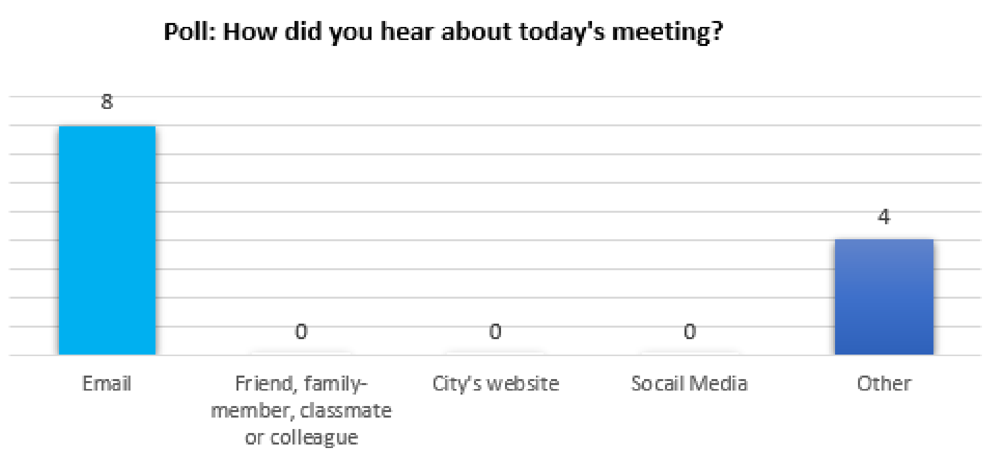
Breakout Rooms Summary

1. Are there additional housing needs that should be considered for this plan?
   - Senior, assisted living opportunities and open up single living housing.
   - Example in OC of single living/senior living with access to transit.
   - Multi-level housing that's cost effective.
   - Housing for families.
   - Community service housing.
2. Has anyone looked for housing in LB recently? Can you share how that experience was and how you found your housing?
   - Challenge to find affordable housing in LB like everywhere else in SoCal.
   - Challenge for residents with fixed income to find housing.
   - Lack of parking for apartment buildings.

3. Would anyone like to share about either their personal housing situation or any friends or family's housing situations in LB that you think we should consider as we work on the housing plan? (follow up if they need more prompting: How does housing impact people's lives? Are the housing needs of everyone you know being met?)
   - More assistance for single mothers.
4. What is the most important housing issue to you, your family, and/or your community?
   - Homeless community.
   - Walkability/public transit.
   - Job opportunities closer to housing. Protect neighborhoods from changing drastically.
5. What should be prioritized for the housing element?
   - More social services: childcare facilities/schools .
   - Workforce training centers near housing developments.
   - Combination housing/workforce structures such as micro apartments.
   - Grocery stores and other resources near housing developments.

Poll Results

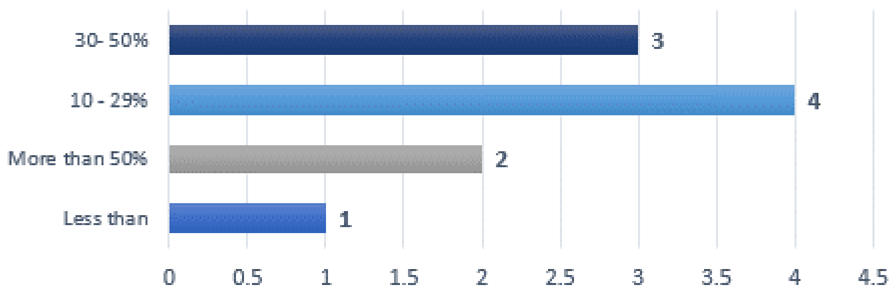




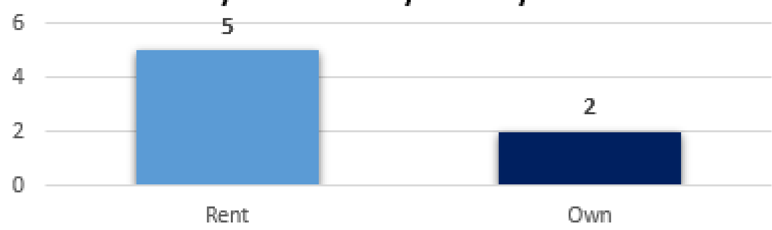
A.5.15 Capacity Building (Underway)

The City has partnered with United Cambodian Communities and Long Beach Forward who are collaborating with other community-based organizations on developing a unique partnership to help organize further outreach and reach historically underserved and multi-lingual communities. The collaboration has led to multi-lingual, accessible summaries of the draft plan and housing crisis, a multi-lingual resource guide for housing assistance found on the Housing Element webpage, the development of an accessible executive summary of the plan, capacity building trainings and a community event held on September 29th at which community members learned more about the history of housing issues and policies in Long Beach as well as the Housing Element. There were approximately 100 participants who joined the virtual event thanks to these community-based organizations, and attendees shared their personal stories of how the housing crisis has and continues to impact them, their families and their communities. Personal stories touched on the impacts of overcrowding, including on young people's mental health and ability to do well in school; the impact of evictions; displacement and threat of displacement; and the need for the City to provide more resources and housing assistance for those in greatest need. This feedback helped inform revisions to the draft plan which strengthen programs related to the above-mentioned topics, including strengthened of Tenant Right to Counsel (Program 6.5), strengthening of tenant protection (Program 5.2), more resources for Community Land Trusts (Program 6.8) and stronger anti-displacement requirements (Program 6.4).

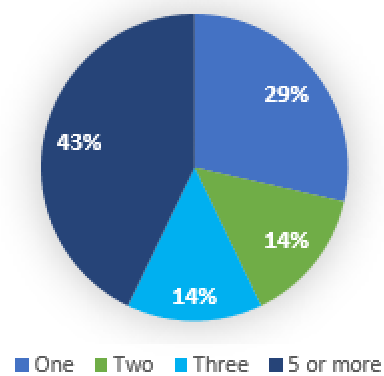
Poll: How much of your approximate monthly household income goes to housing (i.e. rent or mortgage payment)?



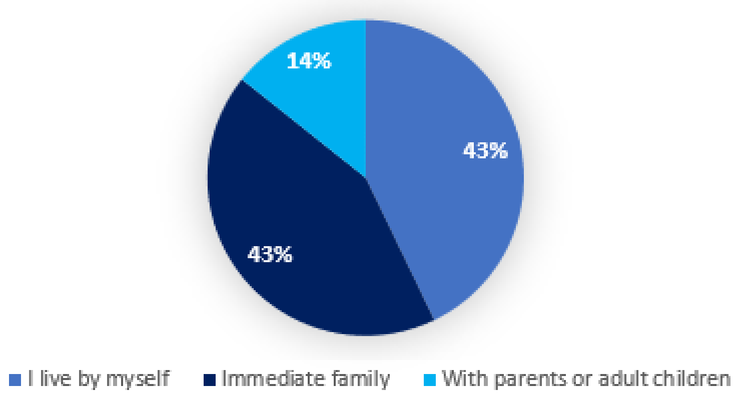
Poll #4 Do you rent or do you own your home?

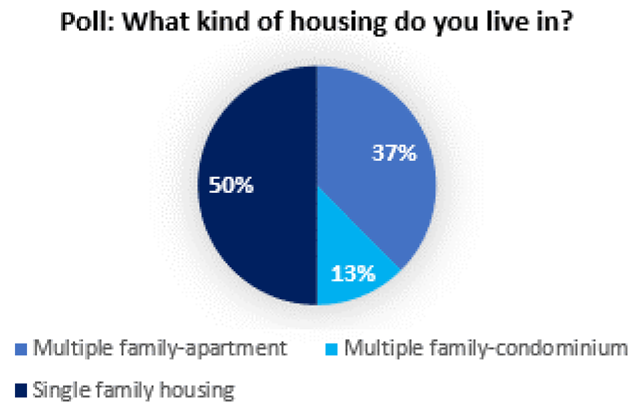


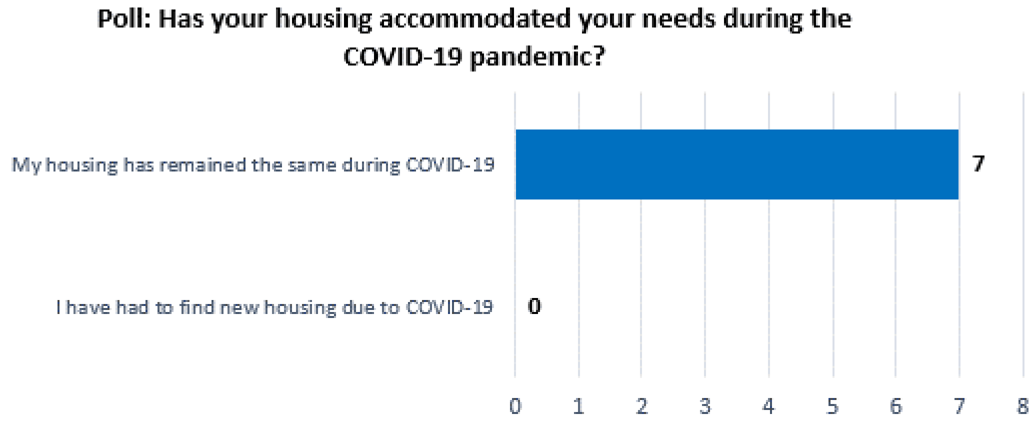
Poll: How many people live in your household including you?

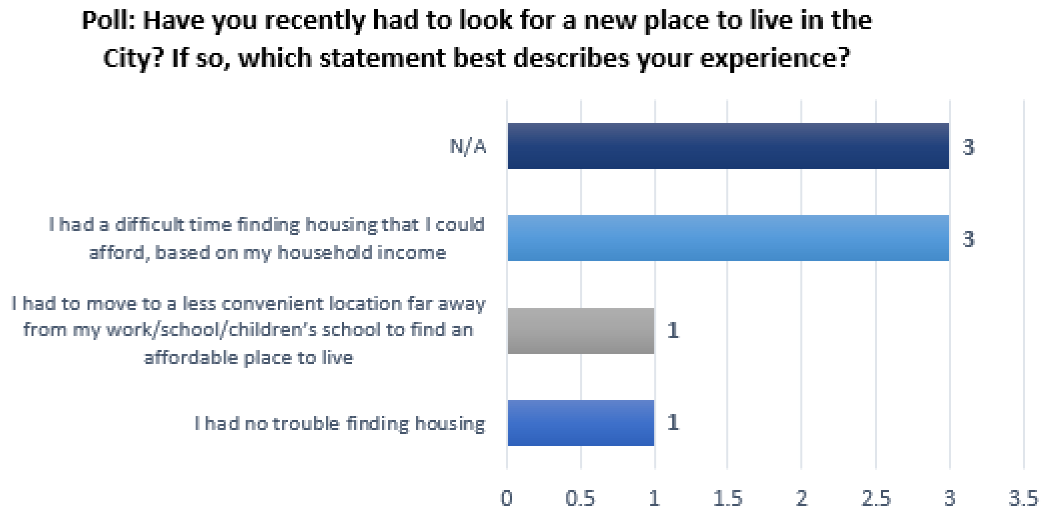


Poll: With whom do you share your household?

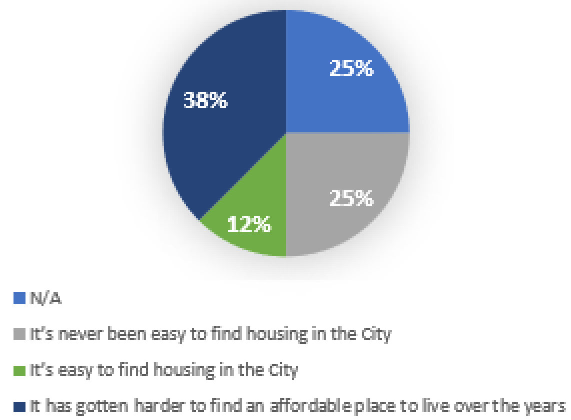



Poll: What kind of housing do you live in?
37%
13%
50%
Multiple family-apartment
Multiple family-condominium
Single family housing

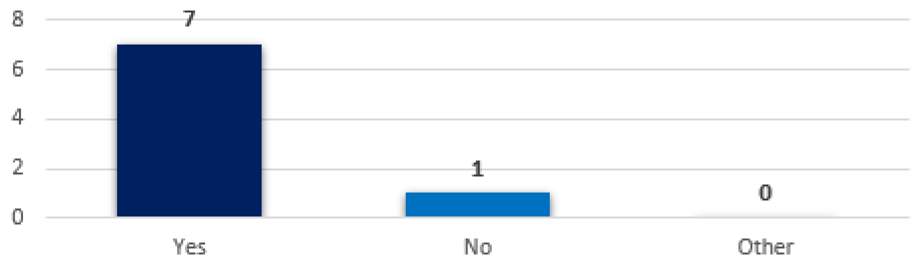

Poll: Has your housing accommodated your needs during the COVID-19 pandemic?
My housing has remained the same during COVID-19
7
I have had to find new housing due to COVID-19
0
0 1 2 3 4 5 6 7 8


Poll: Have you recently had to look for a new place to live in the City? If so, which statement best describes your experience?
N/A
3
I had a difficult time finding housing that I could afford, based on my household income
3
I had to move to a less convenient location far away from my work/school/children's school to find an affordable place to live
1
I had no trouble finding housing
1
0 0.5 1 1.5 2 2.5 3 3.5

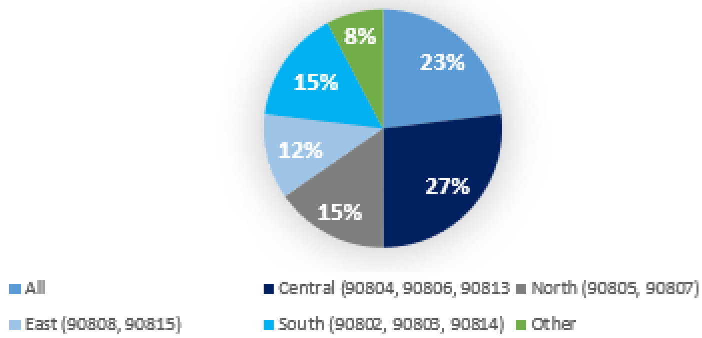
Poll: Which statement best describes your experience finding and securing housing in the time you've lived in Long Beach?



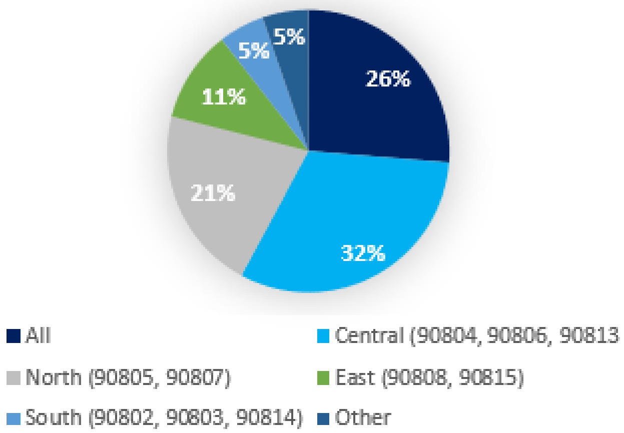
Poll: Does your current housing meet your needs?



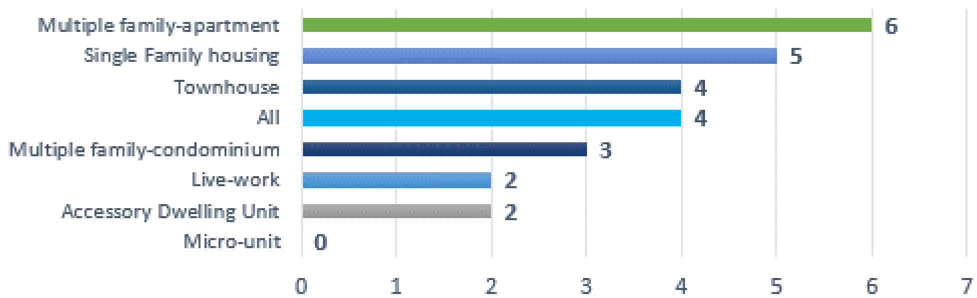
Poll: Where is housing needed most in Long Beach?



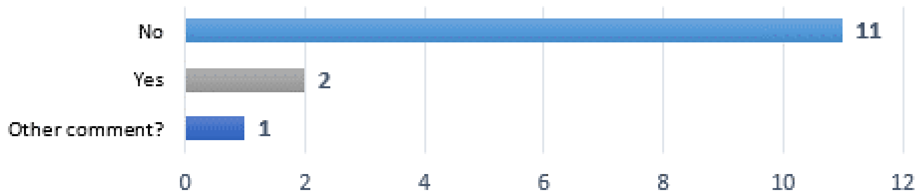
Poll: Where is affordable housing needed most in Long Beach?

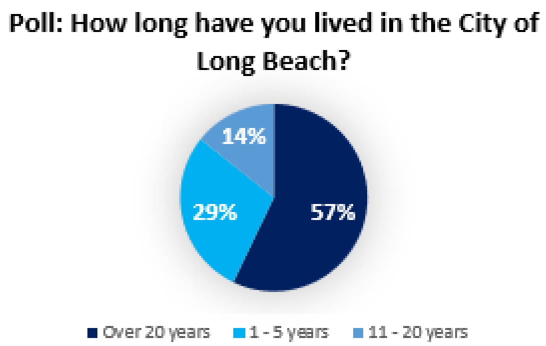


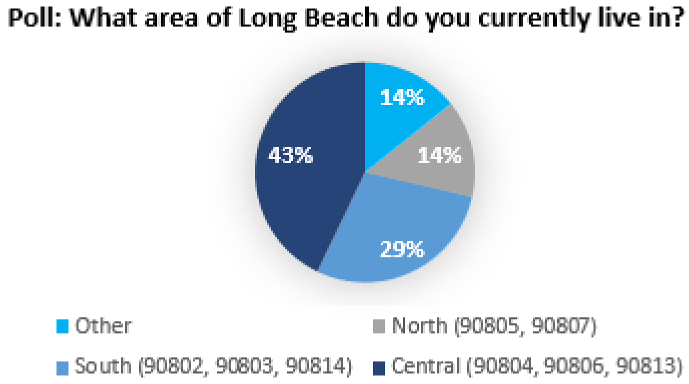
Poll: What kind of housing is needed most in Long Beach?



Poll: Do you believe the City's housing stock currently accommodates the diverse needs of Long Beach households such as seniors, people with disabilities, homeless housing, transitional and/or group housing, large families, multigenerational households?




Poll: How long have you lived in the City of Long Beach?
14%
29%
57%
Over 20 years
1 - 5 years
11 - 20 years


Poll: What area of Long Beach do you currently live in?
14%
14%
43%
29%
Other
North (90805, 90807)
South (90802, 90803, 90814)
Central (90804, 90806, 90813)

Section A.6 Attachment 1: Documentation

A.6.1 E-Blast Notification

Subject: The City of Long Beach Upcoming Housing Engagement Opportunities

Subtitle: The Future of Housing in Long Beach Depends on Your Input

The City of Long Beach is updating its Housing Element and needs your help. The Housing Element sets goals, policies and programs to ensure that the City can meet the housing needs of all Long Beach residents and households over the next eight years, as required by state law.

The Housing Element provides the City with a roadmap for accommodating the more than 26,000 units needed to adequately house existing and future City residents through the year 2029 and guides future decisions that impact housing. In the current housing and economic climate, a major focus of the Housing Element will be on:

» Removing barriers to housing production to offset current housing shortages,
» Addressing homelessness and displacement, and
» Ensuring the availability and fair distribution of affordable housing throughout the City.

The upcoming cycle, the 6th Cycle of the Housing Element (2021-2029) is required to be adopted by City Council and submitted to the California Department of Housing and Community Development (HCD) for approval by Fall 2021. You can view the current Housing Element, the 5th cycle, here.

Make yourself heard!
This is your chance to share your experience and ensure that Long Beach plans for the housing needs of all of its residents. Due to COVID-19, we've changed the way in which we go about conducting public meetings and have come up with alternative ways for you to participate in the process.

Please join us for any of the upcoming virtual community meetings.

English Digital Housing Element Workshop
Saturday, August 8, 2020
10:00 AM to 12:00 PM
Link to Join Webinar on Computer or Zoom App:
https://us02web.zoom.us/j/82613771879

If you would like to attend by telephone only, please dial the number listed below at the start of the meeting.

Dial-In Number: (346) 248-7799
Webinar ID: 826 1377 1879#

Spanish Digital Housing Element Workshop
Saturday, August 15, 2020
10:00 AM to 12:00 PM
Link to Join Webinar on Computer or Zoom App:
https://us02web.zoom.us/j/81035751166

If you would like to attend by telephone only, please dial the number listed below at the start of the meeting.

Dial-In Number: (346) 248 7799
Webinar ID: 810 3575 1166#

Community Forum #1: Understanding The Housing Crisis in Long Beach
Wednesday, August 12, 2020
6:00 to 7:30 PM

Webinar Link: https://us02web.zoom.us/j/84273333941

Community Forum #2: What is the Housing Element and How Can It Help Address the Housing Shortage?
Wednesday, August 19, 2020
6:00 to 7:30 PM

Webinar Link: https://us02web.zoom.us/j/87191068776

The meetings will include a presentation and Q&A portion. If you have questions at any point during the meeting, you can use the "Raise Hand" function on Zoom or press *9 on your phone. For the Q&A, you will have the option type in questions you may have for the presenters. We recommend you join via the Zoom app or on a desktop so you can participate in the Q&A more easily.

You can find more information on how to participate in the meeting as well as the meeting rules on our website: longbeach.gov/housingelementupdate. For additional language interpretation, please call (562) 570-6194 at least 72 hours in advance of the meeting.

Thank you and stay safe.

Contact Us:
CALL: (562) 570-6194
E-MAIL: housingelementupdate@longbeach.gov
WEB: longbeach.gov/housingelementupdate
FACEBOOK: "Like" the Development Services Facebook page
TWITTER: Follow us on Twitter @LongBeachBuilds
INSTAGRAM: Follow us in Instagram @LongBeachBuilds

This information is available in alternative format by request at (562) 570-3807.

A.6.2 Flyer

The Future of Housing in Long Beach Depends on Your Input

The City of Long Beach is updating its Housing Element and needs your help. The Housing Element sets goals, policies and programs to ensure that the City can meet the housing needs of all Long Beach residents and households over the next eight years, as required by state law.

The Housing Element provides the City with a roadmap for accommodating the more than 26,000 units needed to adequately house existing and future City residents through the year 2029 and guides future decisions that impact housing. In the current housing and economic climate, a major focus of the Housing Element will be on:

» Removing barriers to housing production to offset current housing shortages,
» Addressing homelessness and displacement, and
» Ensuring the availability and fair distribution of affordable housing throughout the City.

Make yourself heard!
This is your chance to share your experience and ensure that Long Beach plans for the housing needs of all of its residents. Due to COVID-19, we've changed the way in which we go about conducting public meetings and have come up with alternative ways for you to participate in the process.

Please join us for any of the upcoming virtual community meetings.

English Digital Housing Element Workshop #1
Saturday, August 8, 2020
10:00 AM to 12:00 PM
Link to Join Webinar on Computer or Zoom App:
tinyurl.com/y82d53fz

If you would like to attend by telephone only, please dial the number listed below at the start of the meeting.

Dial-In Number: (346) 248-7799
Webinar ID: 826 1377 1879#

Community Forum #1: Understanding The Housing Crisis in Long Beach
Wednesday, August 12, 2020
6:00 to 7:30 PM
Webinar Link: tinyurl.com/y77dpbsl

Spanish Digital Housing Element Workshop #1
Saturday, August 15, 2020
10:00 AM to 12:00 PM
Link to Join Webinar on Computer or Zoom App:
tinyurl.com/yb94okft

If you would like to attend by telephone only, please dial the number listed below at the start of the meeting.

Dial-In Number: (346) 248-7799
Webinar ID: 810 3575 1166#

Community Forum #2: What is the Housing Element and How Can It Help Address the Housing Shortage?
Wednesday, August 19, 2020
6:00 to 7: 30 PM
Webinar Link: tinyurl.com/y77q4s62

You can find more information on how to participate in the meeting as well as the meeting rules on our website: longbeach.gov/housingelementupdate. For additional language interpretation, please call (562) 570-6194 at least 72 hours in advance of the meeting.

Contact Us:
CALL: (562) 570-6194
E-MAIL: housingelementupdate@longbeach.gov
WEB: longbeach.gov/housingelementupdate
FACEBOOK: "Like" the Development Services Facebook page
TWITTER: Follow us on Twitter @LongBeachBuilds
INSTAGRAM: Follow us in Instagram @LongBeachBuilds

This information is available in alternative format by request at (562) 570-3807.

A.6.3 Mailer: English and Spanish

The Future of Housing in Long Beach Depends on Your Input

The City of Long Beach is updating its Housing Element and needs your help. The Housing Element sets goals, policies and programs to ensure that the City can meet the housing needs of all Long Beach residents and households over the next eight years, as required by state law.

The Housing Element provides the City with a roadmap for accommodating the more than 26,000 units needed to adequately house existing and future City residents through the year 2029 and guides future decisions that impact housing. In the current housing and economic climate, a major focus of the Housing Element will be on:

- Removing barriers to housing production to offset current housing shortages,
- Addressing homelessness and displacement, and
- Ensuring the availability and fair distribution of affordable housing throughout the City.

El futuro del sistema de vivienda en Long Beach depende su aporte

La ciudad de Long Beach está actualizando el Código de Vivienda y necesita de tu ayuda. El Código de Vivienda establece iniciativas y políticas para asegurarse de que la ciudad pueda cumplir con las necesidades de vivienda de todos los residentes de Long Beach por los próximos ocho años, tal como lo requieren las leyes estatales.

El Código de Vivienda le brinda a la ciudad un método para poder construir las más de 26,000 unidades de vivienda necesarias para poder alojar a los residentes actuales y a futuro hasta el año 2029. Además, el Código guiará las futuras decisiones relacionadas a la vivienda. Debido a las condiciones actuales de la vivienda, los objetivos del nuevo Código serán:

- Eliminar los obstáculos a la construcción de vivienda para abastecer la falta de vivienda.
- Reducir la indigencia y combatir los desalojos.
- Asegurarse de que haya disponibilidad y distribución equitativa de vivienda asequible en toda la ciudad.

longbeach.gov/housingelementupdate

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562-570-3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.

LONGBEACH DEVELOPMENT SERVICES

LONGBEACH DEVELOPMENT SERVICES
Planning Bureau
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802

Return Service Requested

CITY OF LONG BEACH
Housing Element Update
La actualización del Código de Vivienda

Make yourself heard!

This is your chance to share your experience and ensure that Long Beach plans for the housing needs of all of its residents. Please join us for one of the upcoming community meetings.

English Digital Housing Element Workshop 1
Saturday, August 8, 2020, 10:00 AM to 12:00 PM

Link to join webinar on computer or Zoom app: **tinyurl.com/y82d53fz**

If you would like to attend by telephone only, please dial the number listed below at the start of the meeting.
Dial-In number: **346-248-7799**
Webinar ID: **862 6662 6667#**

Spanish Digital Housing Element Workshop 1
Saturday, August 15, 2020, 10:00 AM to 12:00 PM

Link to join webinar on computer or Zoom app: **tinyurl.com/yb94okft**

If you would like to attend by telephone only, please dial the number listed below at the start of the meeting.
Dial-In Number: **346-248-7799**
Webinar ID: **810 3575 1166#**

Community Forum 1: Understanding the Housing Crisis in Long Beach
Wednesday, August 12, 2020, 6:00 to 7:30 PM

Link to join English webinar on computer or Zoom app: **tinyurl.com/y77dpbsl**

Dial-In Number: **346-248-7799**
Webinar ID: **842 7333 3941#**

Community Forum 2: What is the Housing Element and How Can it Help Address the Housing Shortage?
Wednesday, August 19, 2020 6:00 to 7:30 PM

Link to join English webinar on computer or Zoom app: **tinyurl.com/y77q4s62**

Dial-In Number: **346-248-7799**
Webinar ID: **871 9106 8776#**

You can find more information on how to join the virtual meetings and other ways to participate in the Housing Element Update process by visiting **longbeach.gov/housingelementupdate**. For additional language interpretation, please call 562-570-6194 at least 72 hours in advance of the meeting.

¡Hágase escuchar!

Esta es su oportunidad de compartir su experiencia y de asegurarse de que Long Beach planifique un sistema de vivienda para las necesidades de todos sus residentes. Por favor, súmese a nuestras próximas reuniones comunitarias.

Taller digital en inglés sobre el Código de Vivienda nro. 1
Sábado, 8 de agosto de 10:00 AM a 12:00 PM

Enlace para participar de la reunión con la computadora o la aplicación Zoom: **tinyurl.com/y82d53fz**

Si solo le interesa participar telefónicamente, por favor, marque el número siguiente al comienzo de la reunión.
Número de llamada: **346-248-7799**
Id. de la reunión: **862 6662 6667#**

Taller digital en español sobre el Código de Vivienda nro. 1
Sábado 15 de agosto de 2020 de 10:00 am a 12:00 pm

Enlace para participar de la reunión con la computadora o la aplicación Zoom: **tinyurl.com/yb94okft**

Si solo le interesa participar telefónicamente, por favor, marque el número siguiente al comienzo de la reunión.
Número de llamada: **346-248-7799**
Id. de la reunión: **810 3575 1166#**

Foro comunitario 1: Descripción de la crisis del vivienda en Long Beach
Miércoles, 12 de agosto de 2020 de 6:00 a 7:30 PM

Enlace para participar de la reunión con la computadora o la aplicación Zoom: **tinyurl.com/y77dpbsl**

Número de llamada: **346-248-7799**
Id. de la reunión: **842 7333 3941#**

Foro comunitario 2: ¿Qué es el Código de Vivienda y cómo puede ayudar a solucionar la escasez de viviendas?
Miércoles, 19 de agosto de 2020 de 6:00 a 7:30 PM

Enlace para participar de la reunión con la computadora o la aplicación Zoom: **tinyurl.com/y77q4s62**

Número de llamada: **346-248-7799**
Id. de la reunión: **871 9106 8776#**

Puede encontrar más información sobre cómo unirse a las reuniones virtuales y otras maneras de participar en la actualización del proceso del sistema de vivienda visitando **longbeach.gov/housingelementupdate**. Para obtener interpretación en otros idiomas, por favor, comuníquese al 562-570-6194, 72 horas antes de la reunión.

Contact Us · Comuníquese con nosotros

562-570-6194
housingelementupdate@longbeach.gov
longbeach.gov/housingelementupdate
@LongBeachBuilds
@LongBeachBuilds
@LongBeachBuilds

Khmer

Tagalog

longbeach.gov/housingelementupdate

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562-570-3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.

LONGBEACH DEVELOPMENT SERVICES

A.6.4 Copy of Mailer: Khmer

CITY OF LONG BEACH

[illegible]

longbeach.gov/housingelementupdate

[illegible]

[illegible]

[illegible]

[illegible]

[illegible] (Digital) [illegible] #1

[illegible]

[illegible] tinyurl.com/y82d53fz

[illegible]

[illegible] (Digital) [illegible] #1

[illegible]

[illegible] tinyurl.com/yb94okft

[illegible]

[illegible]

LONGBEACH DEVELOPMENT SERVICES

នសេទពិកាសហគមន៍លើកទី ១៖ ផស្វែងយល់អំពីសេចក្តីត្រូវការលំនៅដ្ឋាននៅឡុងប៊ិច
ការពិភាក្សាតាមអនឡាញ ថ្ងៃពុធ ទី ១២ ខែសីហា ឆ្នាំ ២០២០ ម៉ោង ៦:៣០-៨:០០ យប់

tinyurl.com/y77dpbsl

លេខទូរស័ព្ទ៖ ៣៤៦-២៤៨-៧៧៩៩
លេខសម្គាល់កិច្ចប្រជុំ ៖ ៨៤២ ៧៣៣៣ ៣៩៤១#

សិក្ខាសាលាសហគមន៍លើកទី ២ ៖ ឧបសគ្គនៃលំនៅដ្ឋាន តើអ្វីជារបាំងនៃការស្វែងរកលំនៅដ្ឋានដែលមានតម្លៃសមរម្យ?
ការពិភាក្សាតាមអនឡាញ ថ្ងៃទី ១៩ ខែសីហា ឆ្នាំ ២០២០ ៦:០០ ដល់ ៧:៣០ យប់

tinyurl.com/y77q4s62

លេខទូរស័ព្ទ៖ ៣៤៦-២៤៨-៧៧៩៩
លេខសម្គាល់កិច្ចប្រជុំ ៖ ៨៧១ ៩១០៦ ៨៧៧៦#

[illegible] (ប្រហែល [illegible]) [illegible] (ប្រហែល [illegible]) ៧២ [illegible]។

CITY OF
LONG
BEACH

ទាក់ទងមកពួកយើង

៥៦២-៥៧០-៦១៩៤

housingelementupdate@longbeach.gov

longbeach.gov/housingelementupdate

@LongBeachBuilds

@LongBeachBuilds

@LongBeachBuilds

[illegible] COVID-19 [illegible] (៥៦២) ៥៧០-INFO (៤៦៣៦) [illegible] longbeach.gov/COVID19 ។ [illegible]

longbeach.gov/housingelementupdate

LONGBEACH
DEVELOPMENT
SERVICES

A.6.5 Mailer: Tagalog

CITY OF LONG BEACH

Pagbabago ng Elemento ng Pabahay

longbeach.gov/housingelementupdate

Ang Hinaharap ng Pabahay sa Long Beach Ay Nasa Inyong Pagtulong

Binabago ng lungsod ng Long Beach ang Elemento ng Pabahay at kailangan ang inyong tulong. Ang Elemento ng Pabahay ay siyang nagtatakda ng mga layunin, patakaran at programa para siguruhin na magampanan ng lungsod ang mga pangangailangan nito sa pabahay ng lahat na nakatira sa Long Beach at ang sambayanan sa susunod na walong taon, bilang kahilingan ng batas ng estado.

Ang Elemento ng Pabahay ay nagbibigay sa lungsod ng daan para matulungan ang mahigit na 26,000 na bahay na kakailanganin para mabigyan ng bahay ang mga naninirahan ngayon dito at ang mga maninirahan dito hanggang taong 2029 at magbibigay gabay sa pagpapasiya sa pabahay sa hinaharap. Sa kasalukuyang lagay ng pabahay at kabuhayan, tatalakayin ng Elemento ng Pabahay ang mga sumusunod:

- Tanggalin ang mga hadlang sa paggawa ng mga bahay para humabol sa kakulangan ng mga bahay sa kasalukuyan;
- Pag-usapan ang problema ng mga taong walang tirahan at mga taong napa-alis sa kanilang tirahan;
- Siguraduhin na mayroong mga bahay na matitirahan at ang makatarungang pamahagi ng abot-kayang pabahay sa buong lungsod.

Dapat Pakinggan Kayo!

Ito na ang inyong pagkakataon na ibahagi ang inyong karanasan at masigurado na makapagplano ang Long Beach sa lahat na mga pangangailangan ng kanyang mga residente. Halina at sumali sa isa sa aming mga darating na pagpupulong sa komunidad.

Ang Unang Workshop ng Elemento ng Pabahay sa Wikang Ingles

Sabado, Ika 8 ng Agosto 2020, alas 10:00 ng umaga hanggang alas 12:00 ng tanghali

Pumasok sa Webinar na ito sa pamamagitan ng inyong kompyuter o sa ZOOM: **tinyurl.com/y82d53fz**

Kung gusto ninyong sumali sa telepono lamang, maari po kayong tumawag sa teleponong nakalista sa ibaba kung magsisimula na ang pagpupulong.
Ang idadayal ay: **346-248-7799**
Ang Webinar ID ay: **862 6662 6667#**

Ang Unang Workshop ng Elemento ng Pabahay sa Wikang Espanyol

Sabado, Ika 15 ng Agosto, 2020, alas 10:00 ng umaga hanggang alas 12:00 ng tanghali

Pumasok sa Webinar sa inyong computer o sa Zoom App: **tinyurl.com/yb94okft**

Kung nais ninyong makinig sa telepono lamang, idayal ninyo ang numero na nakalista sa ibaba pagsimula ng pagpupulong.
Numero na Idadayal: **346-248-7799**
Webinar ID: **810 3575 1166#**

Nagpatuloy sa susunod na pahina.

LONG BEACH DEVELOPMENT SERVICES

**Community Forum No. 1:
Unawain Natin ang Krisis sa Pabahay
sa Long Beach**
Miyerkoles, Ika 12 ng Agosto, 2020, alas 6:00 ng hapon hanggang alas 7:30 ng gabi

Webinar: **tinyurl.com/y77dpbsl**

Ang idadayal ay: **346-248-7799**
Ang Webinar ID ay: **842 7333 3941#**

**Community Forum No. 2:
Ano ba itong Elemento ng Pabahay
at Paano Nito Pananagutan ang Kakulangan
sa Pabahay**
Miyerkoles, Ika 19 ng Agosto, 2020 alas 6 ng hapon hanggang sa 7:30 ng gabi

Webinar: **tinyurl.com/y77q4s62**

Ang idadayal ay: **346-248-7799**
Ang Webinar ID ay: **871 9106 8776#**

Kayo ay makakatagpo ng karagdagang impormasyon kung paano sumali sa mga pagpupulong gamit ang kompyuter at iba pang mga paraan upang makasali sa proseso ng pagbabago ng Elemento ng Pabahay sa pamamagitan ng pagbisita sa website **longbeach.gov/housingelementupdate**. Para sa karagdagang pagsalin sa ibang wika, tumawag lamang sa 562-570-6194 ng mga pitumput dalawang oras 72 bago mag-umpisa ang pagpupulong.

CITY OF
LONG
BEACH

Makipag-alam sa amin sa

562-570-6194
housingelementupdate@longbeach.gov
longbeach.gov/housingelementupdate
@LongBeachBuilds
@LongBeachBuilds
@LongBeachBuilds

Kung kayo o may kakilala kayo na nangangailangan ng tulong dahil sa COVID-19, tumawag lamang sa 562-570-INFO o (4636) o bumisita lamang sa longbeach.gov/COVID19. Maraming salamat at panatilihin ninyong ligtas ang inyong sarili.

longbeach.gov/housingelementupdate

LONGBEACH
DEVELOPMENT
SERVICES

A.6.6 Bill Insert

The Future of Housing in Long Beach Depends on Your Input

The City of Long Beach is updating its Housing Element and needs your help. The Housing Element sets goals, policies, and programs to ensure that the City can meet the housing needs of all Long Beach residents and households over the next eight years, as required by state law.

The Housing Element provides the City with a roadmap for accommodating the more than 26,000 units needed to adequately house existing and future City residents through the year 2029. It guides future decisions that impact housing and is essential to addressing the City's housing affordability and supply crisis.

Make Yourself Heard!

This is your chance to provide input on the Housing Element by:

- Participating in the digital workshop (Available on the project website)
- Sharing your housing story via video (Coming soon)
- Completing the housing questionnaire (Coming soon)

You can find more information about the Housing Element Update and opportunities to participate: longbeach.gov/housingelementupdate.

Contact Us

562-570-6194

housingelementupdate@longbeach.gov

longbeach.gov/housingelementupdate

@LongBeachBuilds

LONG BEACH DEVELOPMENT SERVICES

El futuro del código de vivienda en Long Beach depende su aporte

La ciudad de Long Beach está actualizando su código de vivienda y necesita de su ayuda. El código de vivienda establece objetivos, políticas y programas para asegurarse de que la ciudad pueda cumplir con las necesidades de vivienda de todos los residentes de Long Beach por los próximos ocho años, tal como lo requieren las leyes estatales.

El código de vivienda proporciona a la ciudad un esquema para construir las más de 26,000 unidades necesarias para albergar adecuadamente a los residentes de la ciudad existentes y futuros hasta el año 2029. Guía las decisiones futuras que impactan la vivienda y es esencial para abordar la asequibilidad de la vivienda y la crisis de suministro de la ciudad.

¡Hágase escuchar!

Esta es su oportunidad para dar su opinión sobre el código de vivienda:

- Participando en el taller digital (disponible en el sitio web del proyecto).
- Compartiendo su historia de vivienda por video (disponible en breve).
- Completando el cuestionario sobre vivienda (disponible en breve).

Puede encontrar información sobre la actualización del código de vivienda y las oportunidades para participar en: longbeach.gov/housingelementupdate.

Comuníquese con nosotros

562-570-6194

housingelementupdate@longbeach.gov

longbeach.gov/housingelementupdate

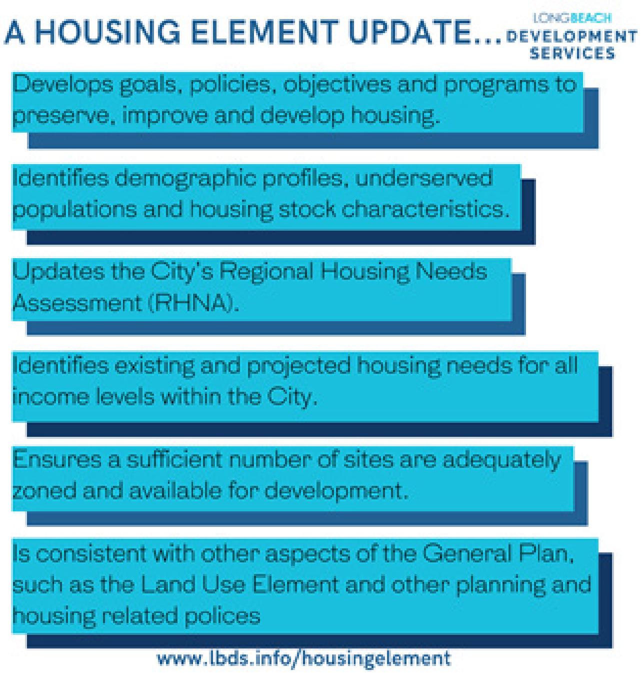
@LongBeachBuilds

LONG BEACH DEVELOPMENT SERVICES

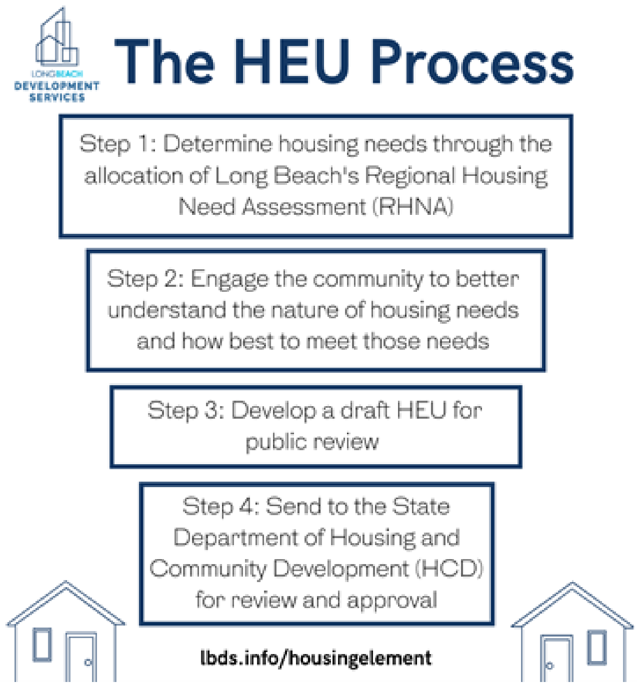
A.6.7 Social Media Posts

Post 1

Post 2



Post 3



A.6.8 Frequently Asked Questions (FAQs)

FREQUENTLY ASKED QUESTIONS

(Spanish) (Khmer) (Tagalog)

What is a Housing Element?

The Housing Element is one required element or chapter of the City's General Plan. The Housing Element provides an assessment of the City's housing needs and how best to accommodate those housing needs. State Law requires that all cities in California accommodate their share of the regional housing need for households of all income levels. Additionally, the State mandates that land use plans and policies facilitate the construction of housing for a range of income levels and do not unduly constrain housing development.

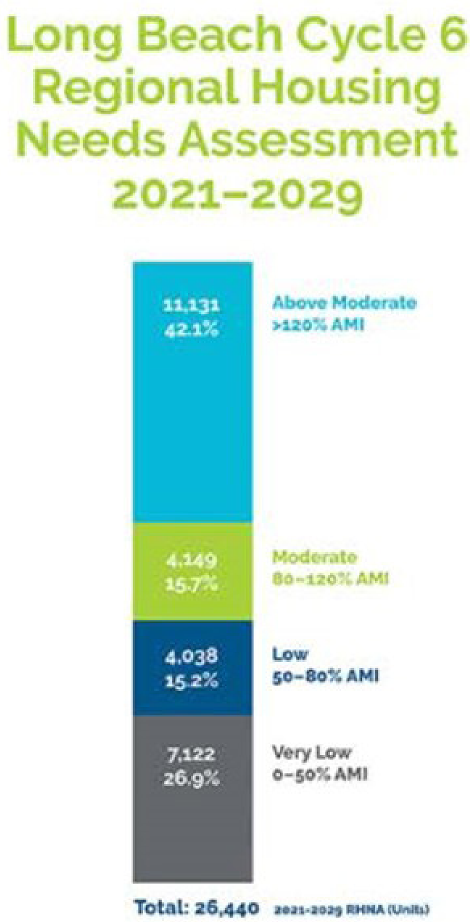
Why update the Housing Element?

Housing Elements are a mandatory part of the General Plan in California because providing housing for all Californians is of vital statewide importance. The state requires that jurisdictions update their Housing Elements every eight years in order to adequately plan for meeting the community's housing needs and monitor progress in achieving housing production goals. The upcoming update, the 6th Cycle of the Housing Element for 2021-2029, is underway and the updated Element is required to be adopted by City Council and submitted for approval to the California Department of Housing and Community Development (HCD) by Fall 2021.

In this update cycle, unlike past years, the City has to provide a more detailed roadmap of how the Housing Element will meet our RHNA allocation by income level. The Housing Element must be completed and compliant with State law by the deadline in order to avoid penalties, such as fines and the loss of transportation and affordable housing funding.

What is the Regional Housing Needs Assessment (RHNA)?

The Regional Housing Needs Assessment or RHNA, is a state mandate set by the California Department of Housing and Community Development (HCD) which determines the total number of new housing units needed for each region in California. The City of Long Beach is a member of the six-county Southern Californ a Association of Governments (SCAG) region, which includes the counties of Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial. SCAG, as the regional planning body, is responsible for distributing the RHNA among its member cities and counties, so that each City and County is accommodating its share of the regional need. The RHNA allocation for the overall region and for each jurisdiction, including Long Beach, is broken down into four income levels - very low, low, moderate, and above moderate. Each jurisdiction must demonstrate in its Housing Element that, through its land use policies and zoning capacity, it can accommodate its total RHNA number as well as the allocation by income level. The bar chart below demonstrates that more than half, 57%, of the total housing units must be affordable units. In particular, 27% of total housing units must be for households with the greatest need, i.e. whose incomes are below 50% of area median income (AMI).



What is affordable housing?

The City is required to facilitate the production of housing that is affordable to households across various income levels. These income categories are defined by the state and are based on varying percentages of the Area Media Income (AMI), in which earning 30% of AMI is considered extremely low income, 50% of AMI is considered very low income. 80% of AMI is considered low income and between 80-120% is considered moderate income. For each income category, housing is considered "affordable" if occupants pay no more than 30% of their income on housing costs.

The chart below shows 2020 income limits and affordable rents for a family of four in LA County as set by the State.

Family of Four Persons	Income Limit	Affordable Rent
Extremely Low Income	$33,800	$845
Very Low Income	$56,300	$1,408
Low Income	$90,100	$2,253
Moderate Income	$92,750	$2,319

What are the benefits to updating the Housing Element?

Updating the Housing Element is not only legally required, but it helps the City comprehensively update housing policies and strategies to address the growing housing crisis in Long Beach. The Housing Element will provide the framework and guidance on how to address housing policies within the City. An updated Housing Element benefits City residents by:

- Documenting the demand for housing and planning for future housing needs.
- Identifying strategies for preserving existing affordable housing, increasing housing production and improving the quality of housing.
- Developing strategies for providing supportive housing for seniors, veterans and other special needs residents.
- Improving renter protections and instituting strategies to help minimize displacement.
- Offering assistance to residents such as rehabilitation loans and grants.
- Promoting fair housing.

How does this relate to the General Plan and other policies?

The Housing Element is one of twelve chapters within the Long Beach General Plan and is the only Long Beach General Plan Element required to be updated every eight years. The updated Housing Element will build upon the other chapters outlined in the General Plan and identify housing policies and programs that are consistent with the goals and objectives of the entire General Plan.

In addition to updating the Housing Element, the General Plan is required by State law to be updated periodically. Long Beach recently adopted a revised Land Use Element and an Urban Design Element to guide the development of the City over the next 20 years. For more information, please visit, www.longbeach.gov/lbds/planning/advance/general-plan/.

For more information on other related ongoing Long Beach planning and housing policies, please visit, www.longbeach.gov/lbds/programs--projects.

How can I get involved in the process?

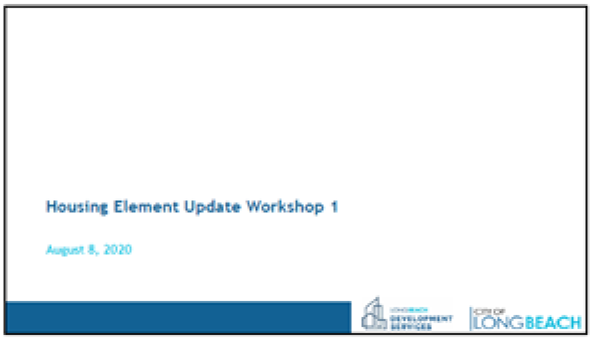
Please sign-up for our email list to be notified of opportunities for community engagement. We will be hosting virtual workshops, focus groups, community listening sessions, surveys, and capacity building activities focused on communities most impacted by the housing crisis, as well as other opportunities for engagement and education beginning summer 2020. If you would like more information or to request a presentation for your organization, please send us an email at housingelementupdate@longbeach.gov.

Who will decide the components to the Housing Element Update?

Many of the components within the Housing Element Update are determined by State law, and include reviewing and revising the current Housing Element; determining housing needs; identifying constraints to housing production, including resource and land use constraints; and developing goals and policies as well as programs to implement them.

In the current housing and economic climate, a major focus of the Housing Element will be on removing barriers to housing production to counter well-documented housing shortages; addressing homelessness; and ensuring the availability and fair distribution of affordable housing throughout the City to reverse existing patterns of segregation and concentrated poverty.

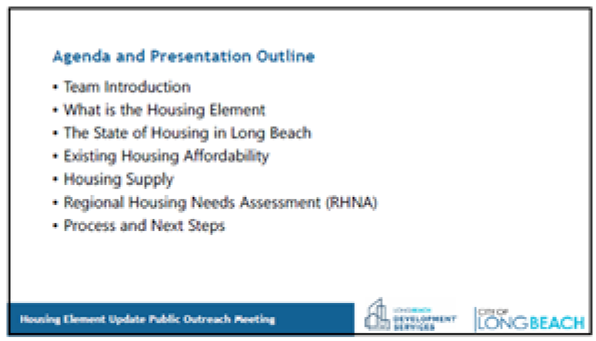
A.6.9 Community Forum Presentation (Sample)



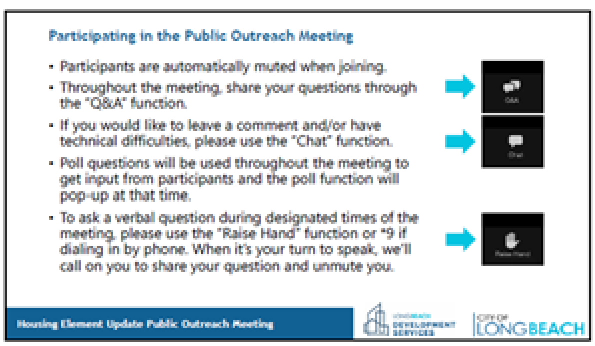
1

2

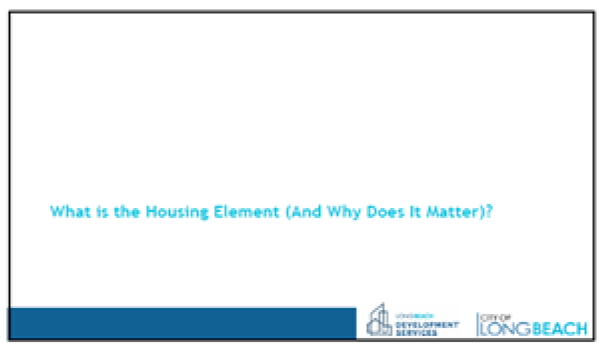
3



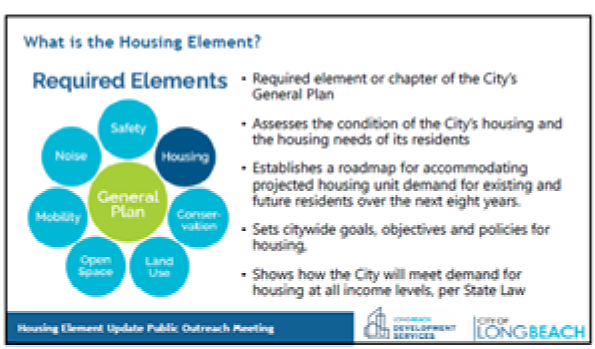
4



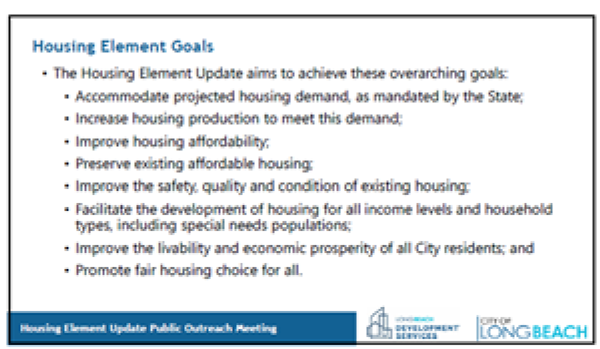
5



6



7



8

The "Big Picture" Goal

To evaluate and update the Long Beach roadmap to accommodate the more than

26,000 new units

needed over the next

8 years.

Housing Element Update Public Outreach Meeting

9

The State of Housing in Long Beach

10

Community Poll #1

How long have you lived in the City?

- Less than 1 year
- 1 to 5 years
- 6 to 10 years
- 11 to 20 years
- Over 20 years
- I do not live in Long Beach.

Housing Element Update Public Outreach Meeting

11

Community Poll #2

Which Long Beach ZIP Code do you currently live in?

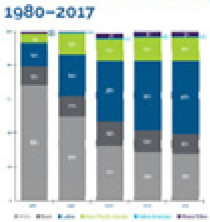
- South (90802, 90803, 90814)
- East (90808, 90815)
- Central (90804, 90806, 90813)
- West (90810)
- North (90805, 90807)
- Other

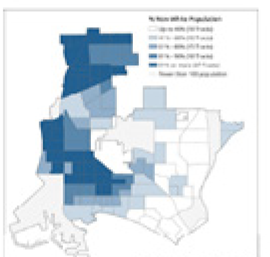
Housing Element Update Public Outreach Meeting

12

Long Beach Today-Context

Races/Ethnicities of Long Beach 1980–2017



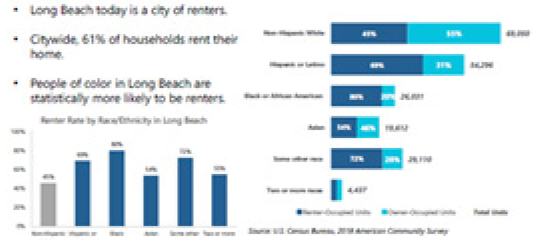


Housing Element Update Public Outreach Meeting

13

Long Beach Today-Context

- Long Beach today is a city of renters.
- Citywide, 61% of households rent their home.
- People of color in Long Beach are statistically more likely to be renters.



Housing Element Update Public Outreach Meeting

14

Community Poll #3

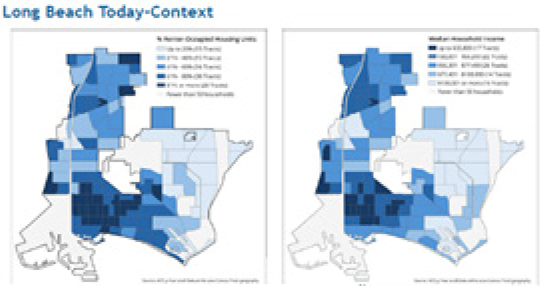
Do you rent or do you own your home?

- I rent my home
- I own my home

Housing Element Update Public Outreach Meeting

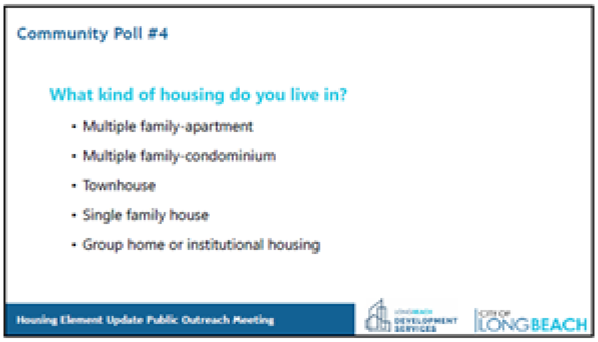
15

Long Beach Today-Context

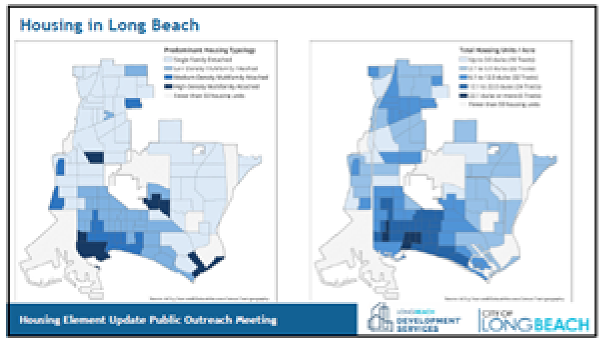


Housing Element Update Public Outreach Meeting

16

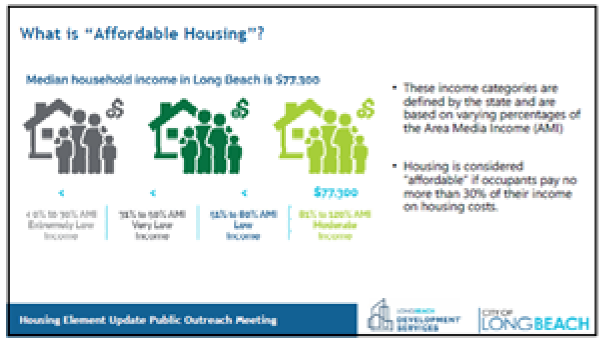


17

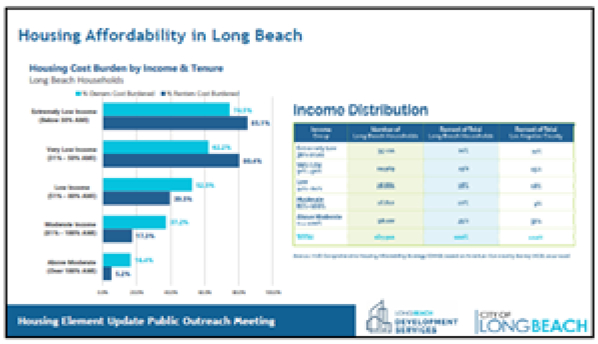


18

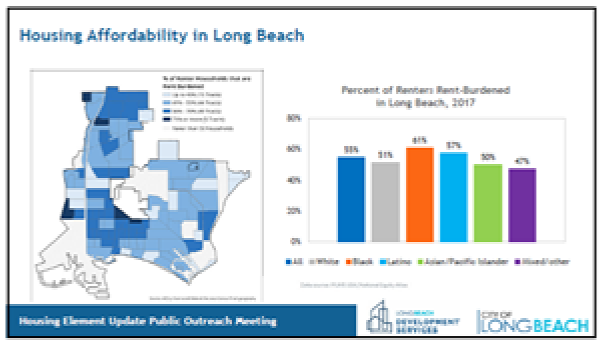
19



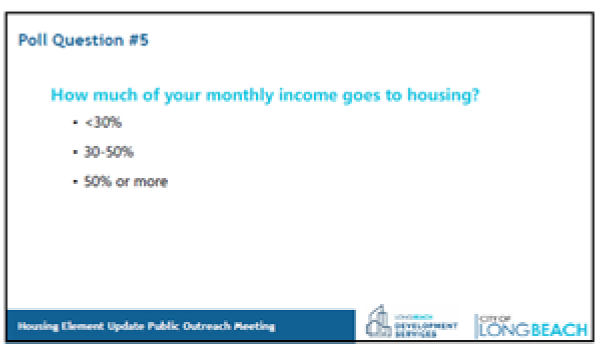
20



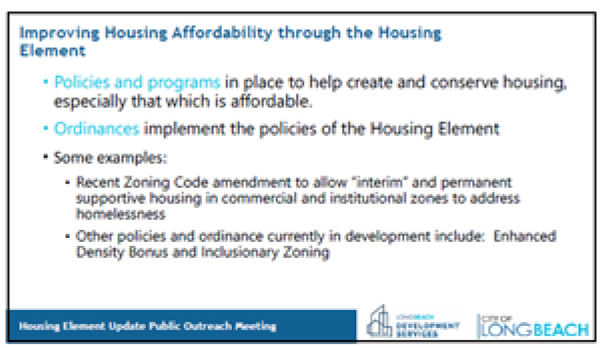
21



22

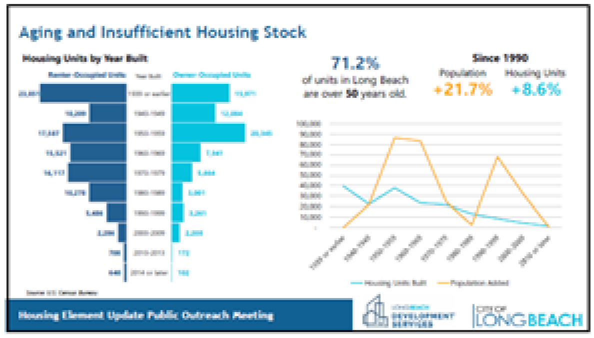


23



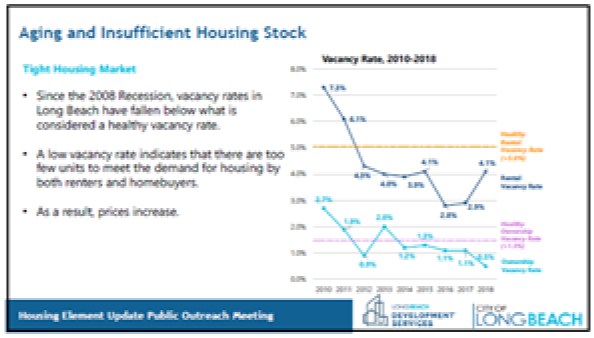
24

25

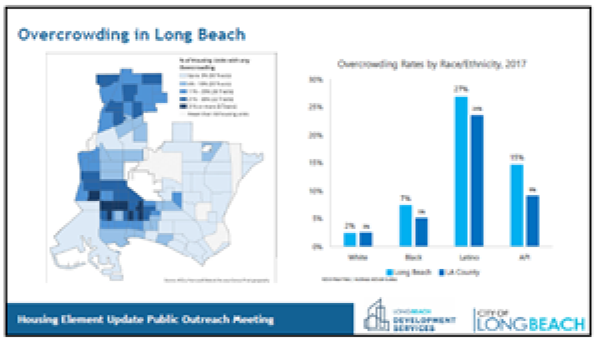


26

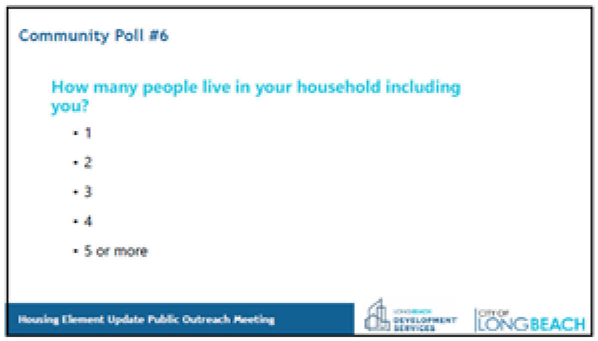
27



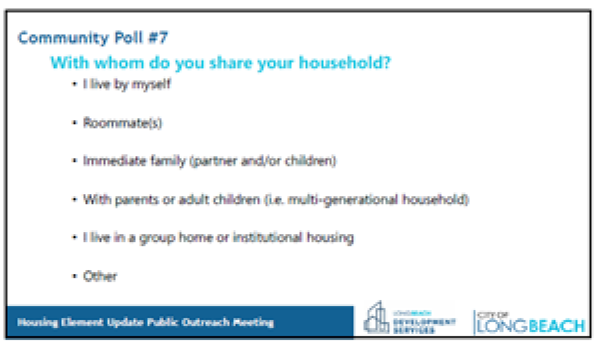
28



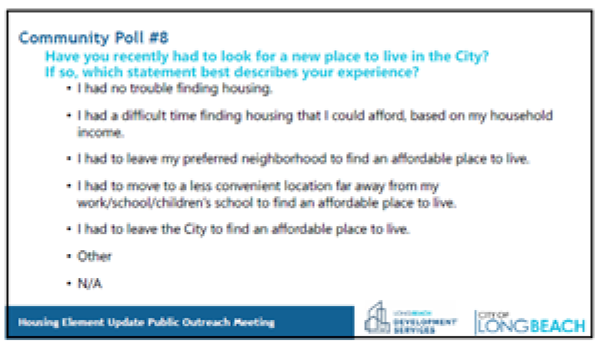
29



30



31



32

Community Poll #9

Which statement best describes your experience finding and securing housing in the time you've lived in the City?

- It's easy to find housing in the City.
- It has gotten harder to find a place to live over the years.
- It has gotten harder to find an affordable place to live over the years.
- It's never been easy to find housing in the City.
- It's easier to find housing in neighboring cities.

Housing Element Update Public Outreach Meeting

33

Why does the Housing Element Update (HEU) Matter?

- Providing housing for all Californians is of vital statewide importance
  - Housing Elements are a mandatory part of the General Plan
  - Must be updated every 8 years
- Housing availability and affordability affects the people's health, quality of life and the economy
- Detailed roadmap of how the City will meet its RHNA allocation by income level;
  - Lay out the City's plan for removing barriers to housing production to counter well-documented housing shortages
  - Ensure that the City is planning for its "fair share" of affordable housing;

Housing Element Update Public Outreach Meeting

34

Why Update the Housing Element (Continued)?

- Address homelessness and housing for special needs populations
- Ensure the availability and fair distribution of affordable housing throughout the City
- Alleviate existing patterns of segregation and concentrated poverty
- City can face fines and loss of transportation and affordable housing funding for not complying.

Housing Element Update Public Outreach Meeting

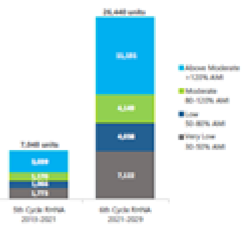
35

Regional Housing Needs Assessment (RHNA)

36

Regional Housing Needs Assessment (RHNA)

- Number of new housing units needed
- Each jurisdiction must show it can accommodate its total RHNA number, and its allocations by income level.
- Mandated by State law



Housing Element Update Public Outreach Meeting

37

Regional Housing Needs Assessment (RHNA)

Income Category	Long Beach 5th Cycle RHNA 2013-2021	Long Beach 6th Cycle RHNA 2021-2029	Los Angeles County 5th Cycle RHNA 2013-2021	Los Angeles County 6th Cycle RHNA 2021-2029	Southern California 5th Cycle RHNA 2013-2021	Southern California 6th Cycle RHNA 2021-2029
Above Moderate >120% AMI	3,039	11,131	45,672	217,492	100,632	351,637
Moderate 80-120% AMI	1,170	4,149	27,469	123,141	64,947	205,747
Low 50-80% AMI	1,066	4,038	30,043	131,523	72,053	223,941
Very Low 30-50% AMI	1,773	7,122	76,697	340,916	174,505	659,509
Total	7,048	26,440	179,881	813,072	412,137	1,440,834

Housing Element Update Public Outreach Meeting

38

Expanding the housing supply through the Housing Element

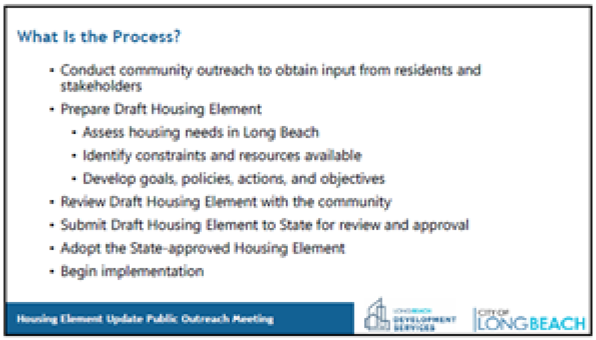
- Develop an inventory of sites sufficient to meet the City's RHNA allocation
- Establish additional policies to incentivize both market-rate and affordable housing development such as
- Identify additional strategies to expand housing production
  - Enhanced Density Bonus
  - Legalization of unpermitted dwelling units
  - Micro-unit pilot project

Housing Element Update Public Outreach Meeting

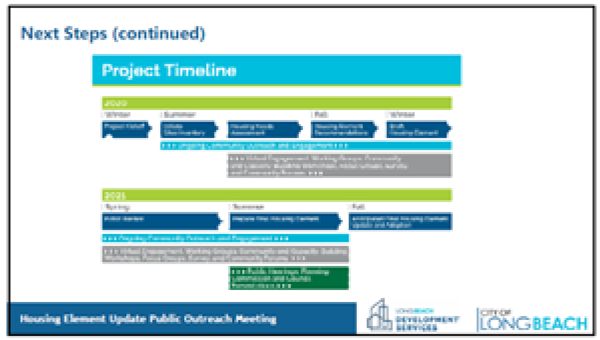
39

Next Steps/What to Expect

40

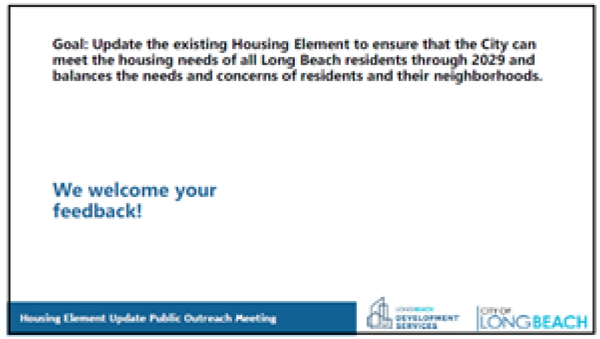


41



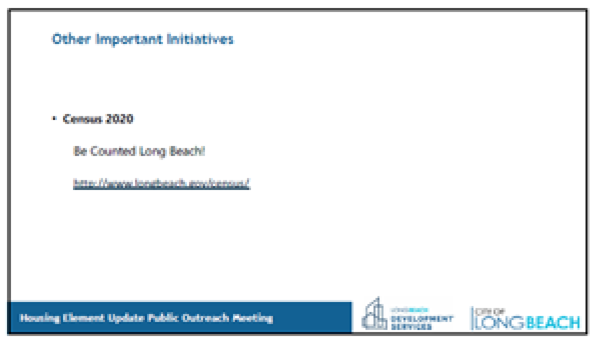
42

43

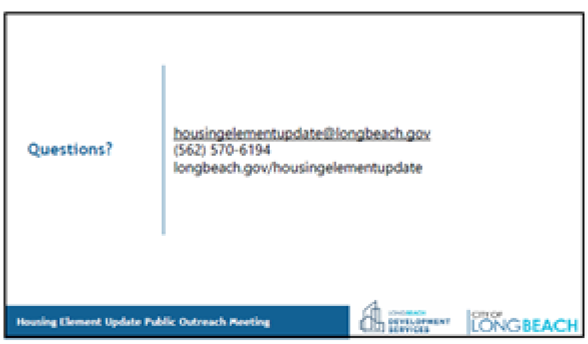


44

45



46



47

This page left intentionally blank

Appendix B: Housing Needs Assessment

Section B.1 Background

The Housing Needs Assessment for the Housing Element analyzes important population and housing characteristics to identify the City's specific housing needs. This evaluation also serves as the basis for the City's goals, policies and programs detailed in the Housing Plan that will be implemented over the 2021-2029 planning period of the Housing Element.

Important characteristics to consider include:

» Demographic characteristics including of age, race/ethnicity and employment
» Household type, age and income
» Special housing needs present in the community
» Housing type, cost, condition and affordability; and
» Evaluation of the City's share of the region's housing needs

The events of 2020 underscored both the urgency and inequities related housing need nationally and in Long Beach. Prior to the COVID19 pandemic, housing was already considered the most influential social determinant of health in Long Beach. Housing became even more critical of a health issue as it related to housing affordability for already struggling populations and the tens of thousands in the City who lost their jobs due to the pandemic. Housing quality was important as people spent more time at home, particularly for children and older adults who are the most vulnerable to poor air quality and health dangers associated with heat waves. The issue of household overcrowding turned out to be a significant vulnerability factor for community spread of COVID19 in Long Beach and across the country. Due to the housing crisis, overcrowding impacts more than 12% of all households in Long Beach, but it is most predominant in Long Beach neighborhoods with the least access to parks and open space, and the worst environmental health indicators, creating a situation where overcrowded households also have the least access to safe spaces to spend time outdoors.

On May 25, 2020, George Floyd, a 46-year-old Black man, was killed by four Minneapolis Police Officers. The incident was captured on video for the world to see. Across the nation, including in Long Beach, people took to the streets in public outcry to condemn the violence and racial inequities that have systematically and historically impacted Black people. In June 2020, the Long Beach City Council engaged in a conversation about racism as a public health crisis, the need to restore public trust in City government, and how to reconcile the enormous gap in the experiences and health outcomes of impacted and vulnerable people with current City policies, especially the Black community. During the listening process conducted in the summer of 2020 to inform the Long Beach Framework for Reconciliation, Long Beach community members expressed outrage over inequities causally related to the City's land use system, including from lack of access to quality and affordable housing, well-paying jobs, environmentally safe neighborhoods, and healthy food. The community survey conducted as part of that process actually found that "housing discrimination/redlining" was the top way in which people in Long Beach who responded to the survey have experienced racism.

The socioeconomic impacts of the Covid-19 pandemic further illustrate the existing inequalities. Health is impacted by various social determinants, including barriers to quality housing and education, lack of safe places to recreate, and high pollution levels. Due to these factors, communities of color are more likely to have underlying health conditions that increase their risk of contracting a severe case of the virus. For example, in Los Angeles County in December 2020, Black residents were nearly twice as likely to be hospitalized after contracting the virus than White residents. Many Latino residents are employed in the service industry as essential workers, where they are not only at higher risk of exposure to the virus, but also more vulnerable to layoffs and lost wages due to business closures. In Los Angeles County in December 2020, Latino residents were more than twice as likely to contract the virus and three times as likely to be hospitalized after contracting the virus as White residents.

Much of the data in the following section illustrates the disparities in income, unemployment, and access to housing and opportunities based on race and ethnicity in Long Beach. These trends are perpetuated as households with low incomes are unable to move into high opportunity areas with better jobs access and better schools due to the lack of affordable housing in these areas.

The events of 2020 and subsequent national and local policy discussions have made clear that racial, ethnic, and socioeconomic inequities have far-reaching impacts, from access to affordable housing and jobs to health outcomes. Equitable access to housing for all communities, particularly communities of color, must be a key consideration in the development of this Housing Element. To that end, the goal of the analysis within this section is to clarify the type and extent of housing needs of residents in Long Beach to inform the goals, policies and programs detailed in the Housing Plan to be implemented over the 2021-2029 planning period.

Section B.2 Population Characteristics

Population characteristics affect the type and amount of housing need in a community. Issues such as population growth, age characteristics, race/ethnicity and employment trends combine to influence the type of housing needed and ability to afford housing. This section details the various population characteristics affecting housing needs.

B.2.1 Population Trends

Currently, the City of Long Beach is the seventh largest city in the State of California. The past seventy years have seen extensive growth, with population increasing from approximately 250,000 persons in 1950 to over 472,000 by 2020. Over this period, Long Beach has experienced several cycles of growth – each bringing with it changes in population characteristics that affect housing need. **Table B-1** summarizes population changes in Long Beach since 1950.

Long Beach experienced significant population growth during the World War II era, driven by wartime jobs associated with the military and port. This growth continued in the 1950s and 1960s, as many who had located in Long Beach to support the war effort decided to stay permanently. Economic and population growth was further stimulated by the emergence of the aerospace and defense industries in Long Beach. As a result, the City's population increased significantly, from approximately 251,000 in 1950 to a peak of 344,000 by 1960 – a total of 37 percent over the decade. This unprecedented growth led to significant suburban development and City annexation of areas such as Los Altos in East Long Beach. It also led to the long-term use of temporary worker housing as permanent housing as housing growth struggled to keep pace with population growth.

The 1960s and 1970s were characterized by more modest population growth. Population increased approximately five percent over two decades, rising from 344,000 in 1960 to 361,000 persons by 1980. This period of stability was related to the emergence of suburban communities around the City, the relocation of the navy, the decline in federal contracts for the aerospace industry, and the economic decline of the downtown. Without job growth, housing demand and population growth was minimal.

The 1980s signaled a return of rapid population growth. From 1980 to 1990, population increased 19 percent from 361,000 to 429,000. In particular, between 1984 and 1988, the City's population increased 2.5 percent annually – growing more than the previous 24-year period (1960-1984). Several factors contributed to the population growth during this time. Employment growth, particularly in the defense and aerospace sector, drew many new residents to the City. The City also saw a significant increase in immigration from Southeast Asia, Mexico, Central America, and South America. Additionally, inexpensive new housing production (the so-called "cracker box" developments) not only provided housing for the City's new residents but drew even more households to the City. An increase family formation also contributed to the decade's rapid growth.

The population boom of the 1980s eventually slowed. Significant federal cutbacks in defense budgets, the shutting down of shipbuilding and naval facilities, and reduction in the aerospace workforce downsized the defense industry in Long Beach occurred in the 1990's. Meanwhile, a local real estate market decline in the 1990s coupled with economic restructuring also reduced housing demand. As a result, housing construction and population growth slowed considerably during the 1990s.

Table B-1: Population Growth in Long Beach

Year	Population	Change	% Change
1950	250,767	--	--
1960	344,168	93,401	37%
1970	358,633	14,465	4%
1980	361,334	2,701	< 1%
1990	429,433	68,099	19%
2000	461,522	32,089	7%
2010	462,257	735	< 1%
2019	466,776	4,519	1%
Source: U.S. Census Bureau, 1950-2010 Census, American Community Survey (ACS), 2015-2019.			

The City's population increased by less than one percent between 2000 and 2010, reflecting a relatively stagnant economy between 2006 and 2010. Population growth has remained relatively flat since 2010, with an estimated population of 466,776 in 2019, representing an increase of one percent.

Although the share of the City's foreign born population has declined since 1980s, this population still makes up a significant portion of the City's residents. The 2015-2019 American Community Survey estimates that 117,414 Long Beach residents were foreign born, comprising approximately 25 percent of the population. Additionally, it has been estimated that approximately 26 percent of immigrants (30,775 persons) residing in Long Beach are were undocumented in 2016.[1] Recent immigrants, who often have limited resources, can face difficulties in acquiring adequate housing. The undocumented population faces further barriers to affordable housing as they are ineligible for key federal programs, such as Housing Choice Vouchers. American Community Survey estimates that 117,414 Long Beach residents were foreign born, comprising approximately 25 percent of the population. Additionally, it has been estimated that approximately 26 percent of immigrants (30,775 persons) residing in Long Beach are were undocumented in 2016. Recent immigrants, who often have limited resources, can face difficulties in acquiring adequate housing. The undocumented population faces further barriers to affordable housing as they are ineligible for key federal programs, such as Housing Choice Vouchers.

[1]City of Long Beach and New American Economy. "New Americans in Long Beach", 2016.

B.2.2 Age Characteristics

Housing demand is affected by the age characteristics of residents in a community. Different age groups are often distinguished by important differences in lifestyle, family type, housing preferences and income levels. Because the community's housing needs change over time, this section analyzes changes in the age distribution of Long Beach residents and how these changes affect housing need. **Table B-2** summarizes the age characteristics of the City's population from 1990 through 2019.

As illustrated in **Table B-2**, the City's population under age 18 has been in slow decline since 2000, from 29 percent of the population in 2000 to 23 percent of the population in 2018. Long Beach's share of college age (18-24 years) residents has remained relatively stable, hovering between 11 and 13 percent of the total population. The City's middle age population (ages 45-64) has increased steadily, comprising 15 percent of the population in 1990 and 25 percent of the population in 2019. The proportion of senior residents in the City declined in the 1990s; however, the number of senior residents began to increase in the early 2000s, with a sharper increase occurring over the last decade. Given the City's large number of middle age residents, Long Beach's senior population will likely continue to grow significantly over the coming decade.

Table B-2: Age Characteristics

Age Groups	1990		2000		2010		2019	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
< 5	37,669	9%	38,587	8%	32,474	7%	30,438	7%
5-17	71,798	17%	96,052	21%	82,669	18%	73,998	16%
18-24	57,199	13%	50,158	11%	54,163	12%	48,263	10%
25-44	153,939	36%	151,884	33%	140,910	30%	145,299	31%
45-64	62,365	15%	82,939	18%	109,206	24%	115,467	25%
65+	46,463	11%	41,902	9%	42,835	9%	53,311	11%
Total	**429,433**	**100%**	**461,522**	**100%**	**462,257**	**100%**	**466,776**	**100%**
Source: U.S. Census Bureau 1990-2010, American Community Survey (ACS), 2015-2019.								

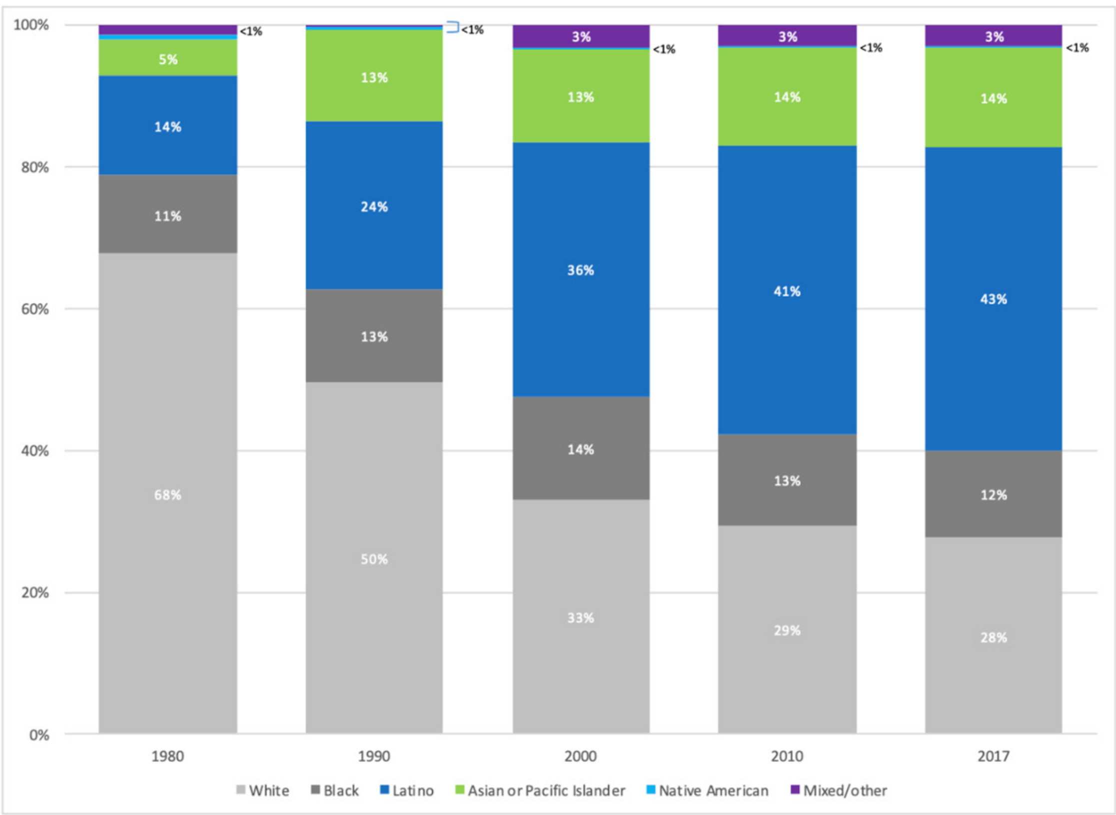
B.2.3 Race and Ethnicity

Currently, Long Beach is considered to be one of the most racially and ethnically diverse major cities in the United States. During the 1970s and 1980s, Long Beach was an important destination for thousands of immigrants fleeing wars and political turmoil in Southeast Asia, especially from Cambodia, Vietnam and the Philippines, along with those from various Latin American countries. During the 1980s, the City's foreign-born population doubled to over 100,000 persons, with the majority of the immigrants coming from Mexico and Central America. As shown in **Figure B-1**, this marked the beginning of the City's transformation to being a multi-racial and multi-ethnic community.

Figure B-1 displays the racial/ethnic composition of Long Beach's population from 1980 through 2017. Since 1980, the White population declined from 68 percent to 28 percent of the population in 2017. During that same time frame, the Hispanic population has nearly quadrupled and comprised 43 percent of the City's total population by 2017. The proportion of the City's population that is Asian or Pacific Islander saw the most significant increase in the 1980s, consistent with the immigration trends discussed above. The proportion of Asian and Pacific Islander residents has remained stable over the last two decades at 14 percent.

The proportion of Black residents peaked at 14 percent in 2000. However, since 2000 the proportion of Black residents has reduced to 12 percent of the population in 2017. As Asian and Latino residents have continued to move into the City, they have become the largest populations neighborhoods in central Long Beach where the Black population had been the largest in the past. The City's Black population has relocated to North Long Beach and other neighboring cities such as Paramount, Lakewood, and Compton, as well as other suburbs such as the Inland Empire and Antelope Valley.[2]

Figure B-1: Races and Ethnicities of Long Beach



Sources: U.S. Census Bureau, 1980-2010 Census; Woods & Poole Economics, Inc., National Equity Atlas

[2]Norman, Alex and Hollie, Lydia. "The State of Black Long Beach: A Call to Action for a Black Agenda", Long Beach, CA, 2013.

Concentrations of Racial and Ethnic Groups in Long Beach

While Long Beach as a whole is an ethnically diverse community, it remains a very segregated city, and both White residents and non-White residents tend to be concentrated geographically. Areas with concentrations of minority residents may have different needs, particularly in areas where recent immigrants tend to reside.

Figure B-2 maps the percent of non-white residents by census tract within the City of Long Beach. As shown on the map, there are 37 census tracts within the City with populations that are over 90 percent non-white, comprising over one-third of the City's census tracts. The areas with the highest concentrations of non-whites are located in North Long Beach, Central Long Beach north of Downtown, and the Westside.

Although Hispanic residents have always been present in Long Beach, during the 1990s this group became the City's largest racial/ethnic community (See **Figure B-1**). During this time the Hispanic population grew significantly throughout the, including the Gateway cities South LA, in addition to Long Beach. The migrants to Long Beach in the 1990s were typically linguistically isolated young families who were able to find housing in many of the same Long Beach neighborhoods that had housed the city's Cambodian and Black population. As the number of Hispanics within Long Beach has continued to increase since the 1990s, the Hispanic population of the city has increased in other areas in addition to Central Long Beach, particularly Wrigley, the Westside, and North Long Beach.

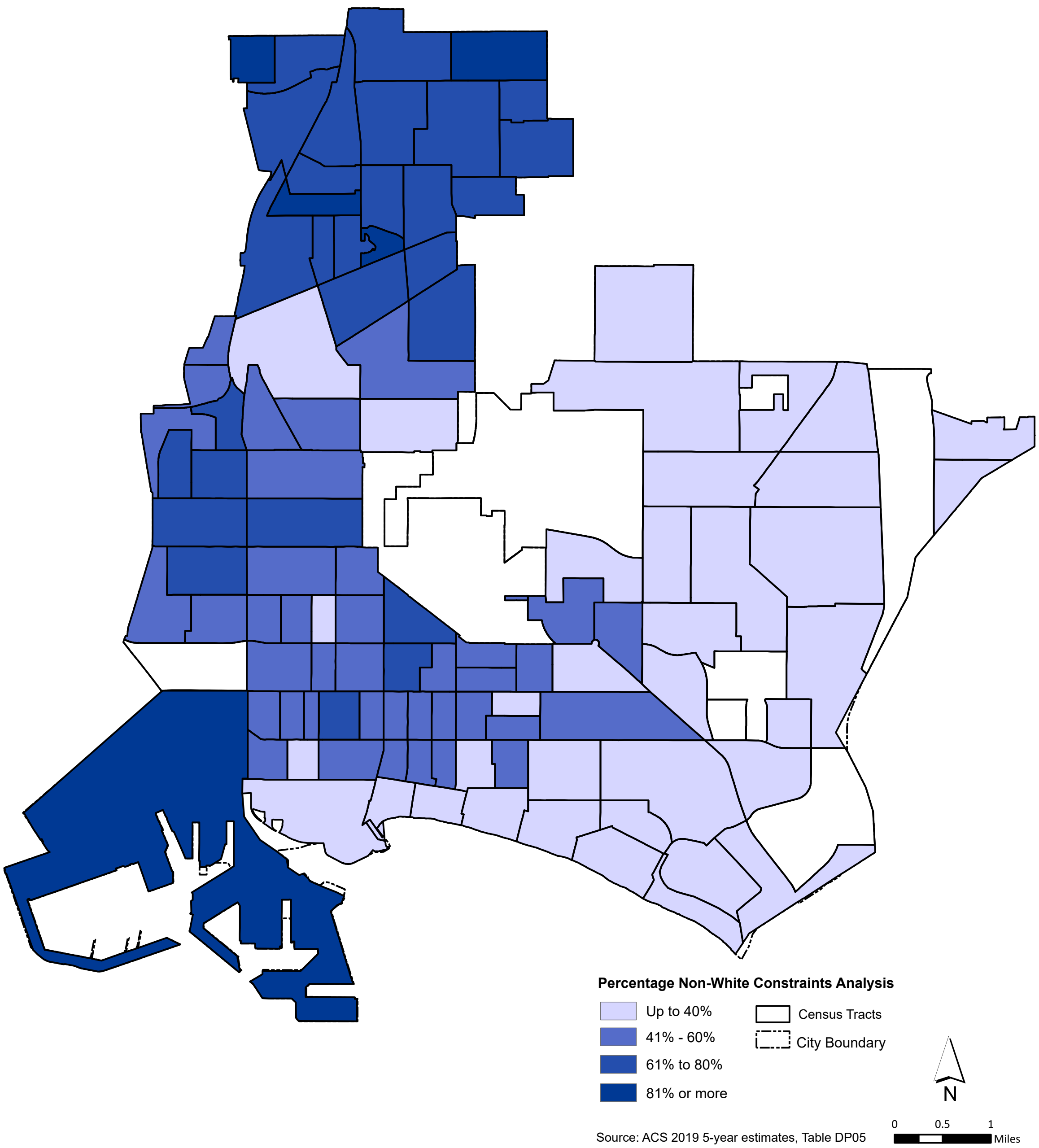
The Black community in Long Beach was historically restricted to the areas northeast of Downtown in the vicinity of the Pacific Coast campus of the Long Beach City College at the intersection of the Pacific Coast Highway and Alamitos, in the part of Long Beach that was formerly redlined as documented through FHA maps. Since this area was one housing mainly lower income households in the mid-1970s, it soon accommodated many impoverished Cambodians beginning to arrive in the City. According to "Roots/Raíces", a report on the dynamic of Hispanic immigrants settling in the historically African American area of South LA, many Black families began to move out of these neighborhoods during the 1980s and 1990s in response to excessive/militarized policing and safety and security issues in these areas, opening housing for other populations to move in.[3] However, housing options for Black households continued to be limited by the lasting effects of redlining and other discriminatory housing policies, coupled with lower access to jobs (as illustrated by higher rates of unemployment and lower incomes), and higher rental rates. Many Black households relocated to neighboring cities as previously discussed.

Long Beach's ethnically Filipino population traditionally settled in the West Side near the naval facilities. As ethnic Filipino residents acculturated and become more affluent, the population increasingly located across the Los Angeles River into the Wrigley neighborhood. The City's highest concentration of ethnic Cambodians has historically been at the Anaheim/Cherry Avenue corridors. More recently, the ethnic Cambodian population has also begun relocating to apartments in North Long Beach.

As shown in **Figure B-2**, areas of high White concentration remain in much of East Long Beach. Discriminatory housing policies and housing market practices such as redlining historically excluded communities of color from these areas and though these policies and practices are now illegal, the effects are still apparent. This area is the highest resourced area within the City, with the best schools, best access to jobs, and least pollution burden, according to the City's Assessment of Fair Housing (AFH). Residents of high opportunity areas such as East Long Beach continue to benefit from better access to education, jobs, and quality housing. With little affordable housing available in East Long Beach, and resistance to the development of new affordable housing in the area, communities of color are effectively kept from accessing these benefits. Further discussion on this topic can be found in the Affirmatively Furthering Fair Housing section of this assessment, as well as in the City's AFH.

[3] Pastor, Manuel; Hondagneu-Sotelo, Pierrette; Sanchez-Lopez, Alejandro; Stephens, Pamela; Carter, Vanessa; and Thompson-Hernandez, Walter. "Roots/Raíces: Latino Engagement, Place Identities, and Shared Futures in South Los Angeles", USC Center for the Study of Immigrant Integration, 2016.

Figure B-2: Percent Non-White Population by Census Tract, 2018



Source: ACS 2019 5-year estimates, Table DP05

B.2.4 Employment Market

Employment is an important factor in determining access to housing. Higher paying jobs allow households greater choice in housing while lower income can severely limit a household's housing options.

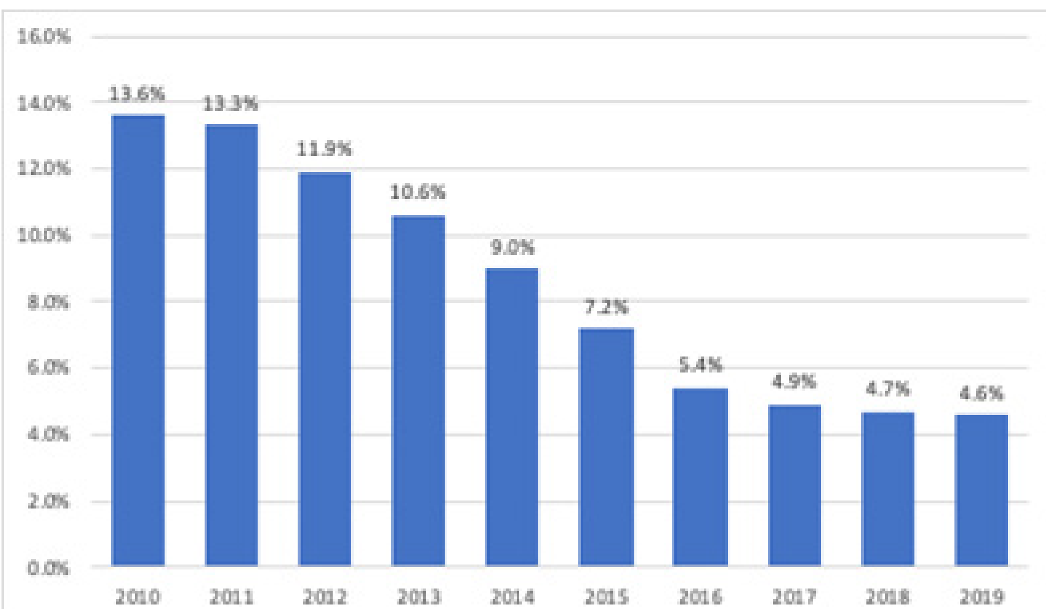
The Long Beach-Los Angeles metropolitan region, like other metropolitan areas across the southland, underwent significant economic changes during the 1990s. Military base closures, defense industry layoffs, a slowdown in the manufacturing and construction sectors and rising levels of unemployment characterized the regional economy through the early 1990s. During the Great Recession of the late 2000s, the City's unemployment rate peaked at 13.6 percent in 2010, according to the State Economic Development Department.

Figure B-3 shows unemployment rates for the City of Long Beach from 2010 to 2019. Unemployment rates declined steadily after the 2010 Great Recession peak. Between 2017 and 2019, the City's unemployment rate remained under five percent.

Figure B-4 illustrates unemployment rates by race and Hispanic or Latino origin. As shown, rates of unemployment are consistently higher for Long Beach residents that are Black or of Hispanic/Latino origin. Unemployment also tends to be higher among residents that identify as "some other race". Higher unemployment rates among these groups may also create additional roadblocks in finding affordable housing due to lack of consistent income. Overall, unemployment was lowest among the White population, with the exception of 2018 when the lowest unemployment rate was among Asian residents.

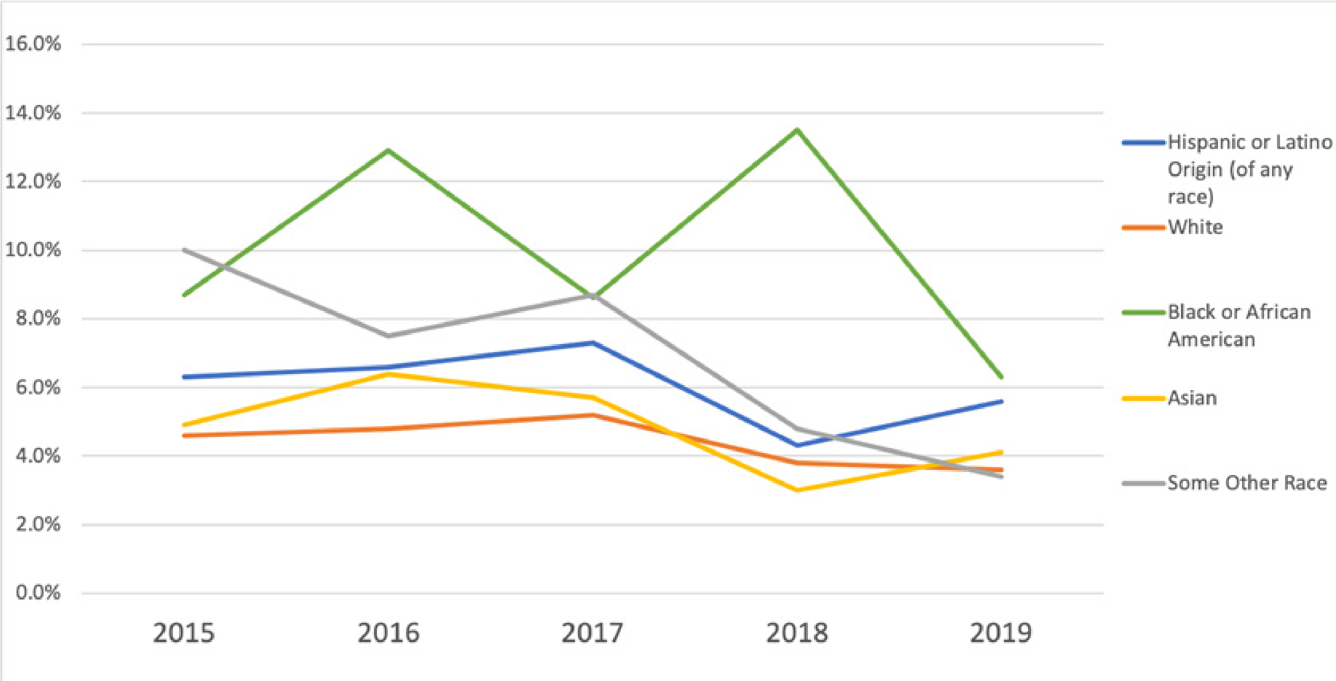
Due to the Covid-19 pandemic, unemployment rates in the City have skyrocketed in 2020. The unemployment rate increased from a low of 4.6 percent in January and February to a peak of 21.0 percent in May 2020, according to the California Economic Development Department. Since the peak in May, unemployment rates have dropped slightly (17.2 percent in August); however, the long-term impact of the pandemic on employment is still unknown.

Figure B-3: Unemployment Rates, 2010-2019



Source: California Economic Development Department

Figure B-4: Unemployment by Race/Ethnicity (2015-2019)



Source: U.S. Census Bureau, American Community Survey (ACS), 2015, 2016, 2017, 2018, 2019 (1-year Estimates)

Table B-3 shows the types of jobs held by Long Beach residents in 2000, 2010, and 2019. As shown, the proportion of residents employed in each occupational category has not changed significantly since 2000. There has been a slight increase in the proportion of residents employed in Management and Business occupations from 34 percent in 2010 to 37 percent in 2019. The proportion of Service occupations has also increased, from 16 percent in 2000 to 21 percent in 2019. Between 2010 and 2019, the only occupational category that experience a decrease was Sales and Office occupations. Sales and Office occupations comprised 27 percent of employment in 2010 and 20 percent in 2019.

The total number of residents employed in service occupations has risen dramatically (66 percent) since 2000. Employment in Management and Business Occupations has also risen significantly (33 percent increase since 2000). The steady increase of both these occupational types is evidence that Long Beach exhibits an increasingly bifurcated economy with one segment of the population in higher paying management occupations while an increasing segment of the population remains in lower wage service jobs with fewer benefits and opportunities for upward mobility. This increase in residents in lower wage service occupations may indicate a need for additional affordable housing units in the future.

Table B-3: Employment Profile

Occupation of Residents	2000		2010		2019		% Change	
	Persons	Percent	Persons	Percent	Persons	Percent	2000-2010	2010-2019
Business/ Management	65,060	34%	72,851	34%	86,623	37%	12%	19%
Sales/Office	51,516	27%	57,549	27%	46,678	20%	12%	-19%
Service Occupations	30,019	16%	41,174	19%	49,233	21%	37%	20%
Production/ Transportation	27,967	15%	27,511	13%	32,167	14%	-2%	17%
Natural Resources/ Construction/ Maintenance	14,649	8%	16,435	8%	16,925	7%	12%	3%
Farming/ Forestry/ Fishing	276	0.1%	594	0.3%	723	0.3%	115%	22%
Total	**189,487**	**100%**	**215,520**	**100%**	**231,626**	**100%**	**14%**	**7%**

Notes:
1. Farming/Forestry/Fishing is a subcategory of Natural Resources/Construction/Maintenance
2. Total = Civilian employed population 16 years and over

Source: U.S. Census Bureau, 2000 Census, American Community Survey (ACS), 2006-2010 and 2015-2019 (5-year Estimates)

Change in Employment Base

Table B-4 details the changes in Long Beach's employment base between 2000 and 2019. Employment base refers to the industries that provide jobs within the City. Over this time period, the manufacturing, wholesale trade, and information sectors declined. While the retail sector experienced significant growth between 2000 and 2010, retail sector jobs experienced a six percent decline between 2010 and 2019. The arts/ entertainment/recreation sector experienced the a 61 percent increase between 2000 and 2019. Agriculture, forestry, fishing and hunting, and mining sector also experience growth (72 percent increase); however, this sector only makes up 1 percent of the total. Jobs in the transportation and warehousing sector also increased in number (48 percent increase between 2000 and 2019). Between 2010 and 2019, the City added a net total of 16,106 jobs (7 percent increase).

In 2019, the education/health/social services sector made up the largest proportion of Long Beach's economy, employing 23 percent of the City's labor force. Professional/ scientific/management jobs made up 13 percent of the labor force, followed by arts/entertainment/recreation at 11 percent, manufacturing at 10 percent, and retail trade at 9 percent.

Table B-4: Change in Employment Levels

Employment Sector	2000	2010	2019	Percent Change 2000-2010	Percent Change 2010-2019
Agriculture, forestry, fishing and hunting, and mining	748	1,020	1,288	36%	26%
Construction	9,627	11,573	12,297	20%	6%
Manufacturing	27,248	24,797	22,366	-9%	-10%
Wholesale trade	8,675	8,142	6,459	-6%	-21%
Retail trade	19,445	23,210	21,907	19%	-6%
Transportation and warehousing, and utilities	12,578	14,651	18,664	16%	27%
Information	6,173	5,189	5,520	-16%	6%
Finance and insurance, and real estate and rental and leasing	11,246	12,781	12,815	14%	0%
Professional, scientific, and management, and administrative and waste management services	20,240	25,169	29,975	24%	19%
Educational services, and health care and social assistance	39,982	46,826	52,773	17%	13%
Arts, entertainment, and recreation, and accommodation and food services	16,272	22,547	26,131	39%	16%
Other services, except public administration	10,192	11,605	11,682	14%	1%
Public administration	7,061	8,010	9,749	13%	22%
Total	**189,487**	**215,520**	**231,626**	**14%**	**7%**
Source: U.S. Census Bureau, 2000 Census, American Community Survey (ACS), 2006-2010 and 2015-2019 (5-year Estimates)					

According to the California Employment Development Department Local Long-Term Employment Projections, the Los Angeles/Long Beach/Glendale Metropolitan Statistical Area is projected to see a ten percent growth in jobs between 2016 and 2026, according to the most recent data available. However, the highest increases are projected to be for personal care and service occupations (30 percent increase), food preparation and serving occupations (21 percent increase), and healthcare support occupations (21 percent increase). These are generally lower wage occupations with median annual wages ranging from $24,851 to $32,833, according to the Employment Development Department.

Section B.3 Household Characteristics

Household composition, income, and other characteristics determine the type of housing needed by residents. The following sections discuss household and housing stock characteristics affecting housing needs in Long Beach, as well as the housing problems experienced by the City's residents.

B.3.1 Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households and include those persons living together that are related by blood, marriage, or adoption. A single person living alone is also a household, but a household does not include persons in group quarters or dormitories. Other nonfamily households are unrelated people residing in the same dwelling unit, such as roommates and two families sharing housing arrangements.

According to the 2015-2019 American Community Survey, there are 166,813 households residing in Long Beach. **Table B-5** displays Long Beach households by type. The majority of households in Long Beach have a single householder (53 percent). This includes single householders who live alone (which comprise 31 percent of total households), as well as single householders living with children or others. Married couple households make up 38 percent of the total, while other cohabiting couples make up 9 percent of total households. It is also important to note that 31 percent of all households contained one or more person under the age of 18.

Table B-5: Households by Type (2015-2019)

Household Type	Number of Households	Percent of Total Households
Married Couple Family	63,720	38%
With own children	27,853	17%
Cohabiting Couple Household	14,567	9%
With own children	4,828	3%
Single Householder, no spouse/partner present	88,526	53%
With own children	12,360	7%
Householder Living Alone	51,639	31%
Householder Living Alone (65+)	13,798	8%
Total Households	**166,813**	**100%**

Table B-6 illustrates the changes in household type from 2000 to 2018. There has only been a 2 percent increase in total households since 2000. The proportion of family households has remained relatively unchanged since 2000. However, the distribution of family households did change noticeably between 2000 and 2018. Since 2000, the proportion of families with children decreased by 20 percent, while the proportion of families without children increased by 25 percent. Some evidence attributes the decline in the proportion of families with children to the rising costs of housing, stagnant or decreasing wages, and lack of sufficient access. The number of single-person households has also increased, with an 11 percent increase between 2010 and 2018. While the number of non-family households increased significantly between 2000 and 2010 (17 percent), it decreased by 12 percent between 2010 and 2018.

Table B-6: Changes in Household Type

Household Type	2000		2010		2018		% Change	
	Households	Percent	Households	Percent	Households	Percent	2000-2010	2010-2018
Families	99,663	61%	99,229	61%	99,152	60%	0%	0%
With children	57,080	35%	50,794	31%	45,797	28%	-11%	-10%
With no children	42,583	26%	48,435	30%	53,355	32%	14%	10%
Singles	48,207	30%	46,536	28%	51,673	31%	-3%	11%
Other non-families	15,218	9%	17,766	11%	15,635	9%	17%	-12%
Total Households	**163,088**	**100%**	**163,531**	**100%**	**166,460**	**100%**	**0%**	**2%**
Average Household Size	2.7 persons		2.8 persons		2.76 persons		--	--

Note: The household types are categorized has changed with the 2015-2019 ACS. Therefore, 2014-2018 ACS data is utilized in this table in order to provide a direct comparison to past years.

Source: U.S. Census Bureau, 2000 and 2010 Census, American Community Survey (ACS), 2014-2018 (5-year Estimates)

B.3.2 Household Size

Another important housing characteristic affecting housing need is household size[4]. The average household size has changed little since 2000, from 2.7 persons in 2000 to 2.74 persons in 2019 (2019 ACS 1-year estimates). The average family size in the City has also remained relatively stagnant (3.52 persons in both 2010 and 2019). The City's average household size and family size are smaller than that of LA County as a whole, which had an average household size of 2.96 and average family size of 3.63 (per the 2019 ACS).

Recent Census Bureau data does not divide household and family size by race/ethnicity; however, 2010 Census data shows that household and family size varies widely by racial/ethnic group (**Table B-7**). In 2010, Hispanic households had the largest household size (3.73) and family size (4.16), followed by Asian households and families.

Table B-7: Household Size and Family Size by Race/Ethnicity (2010)

	Total	White	Black	Asian	Hispanic
Average Household Size	2.78	2.08	2.50	3.20	3.73
Average Family Size	3.52	2.80	3.20	3.80	4.16

Source: U.S. Census Bureau, 2010 Census

These differences in household and family size suggest that housing needs and issues vary by race and ethnicity. For instance, a high proportion of large Asian and Hispanic households may indicate that overcrowding or cost burden are issues for those communities.

[4] A household is an occupied housing unit and includes all persons residing in that unit. A household can consist of a single person, a family, multiple families, unrelated individuals living together, and any combination of these groups.

B.3.3 Household Income

Household income is the most important factor affecting housing opportunity, determining a family's ability to afford a place to live, and to balance housing costs with basic necessities of life. Income levels can vary considerably among households, based upon tenure, household type, location of residence, and race/ethnicity among other factors.

According to the 2015-2019 ACS, households in Long Beach earned a median household income of $63,017 – below the $68,044 median household income for Los Angeles County. The median family income in Long Beach ($72,206) was also below the County's family median income of $76,673.

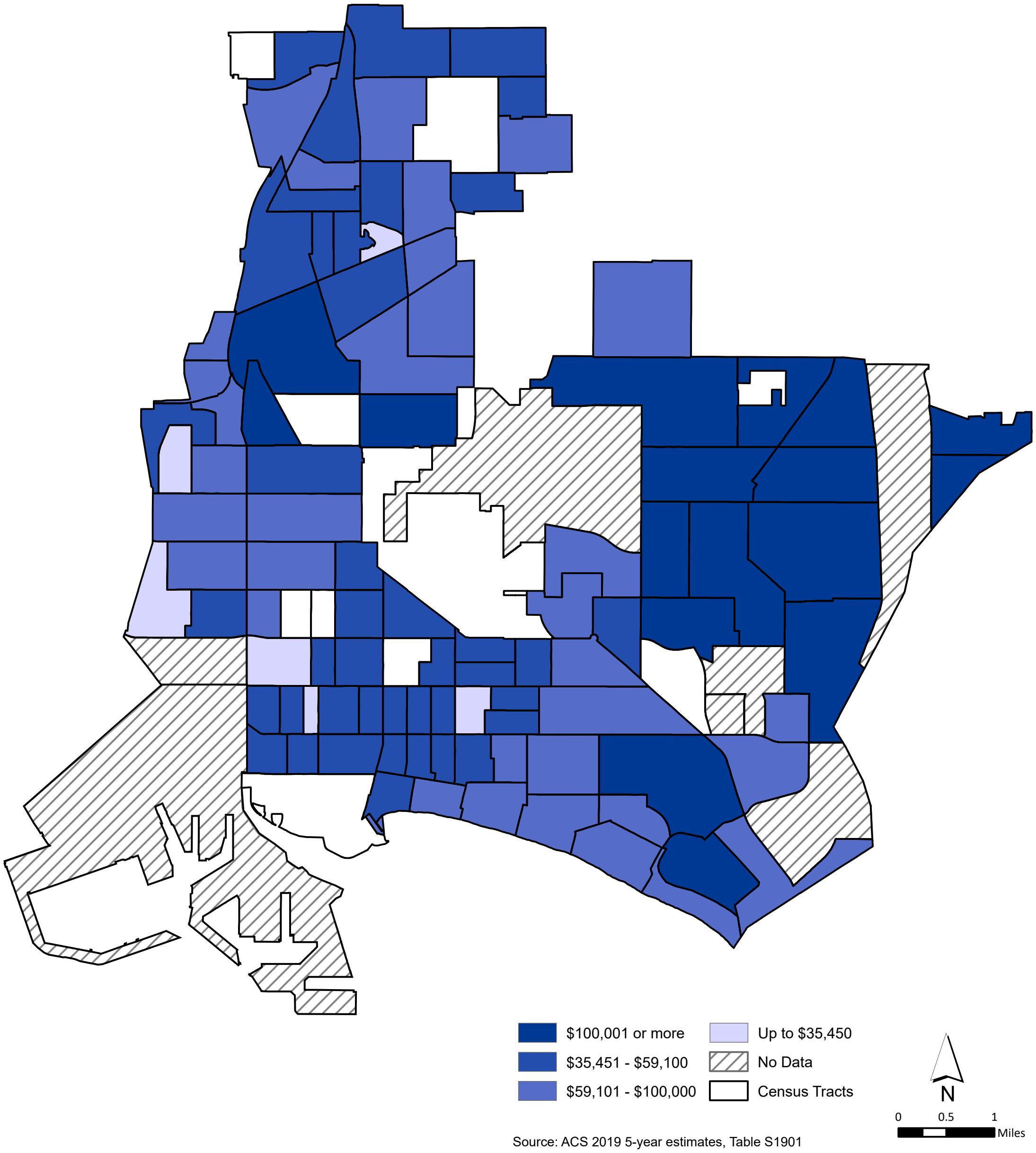
Table B-8 indicates the proportion of Long Beach residents who work in various occupations and the median income associated with those occupations for Long Beach and Los Angeles County. It should be noted that a significant proportion of Long Beach residents (20 percent) are employed in Service Occupations, which has the lowest median income ($21,495) of all the occupation groups.

Analyzing median household income by geographic area provides important information about where the need for affordable housing may be the most critical. **Figure B-5** maps the median household income by Census Tract in the City. As shown on the map, areas with the lowest median household income are concentrated on the West side of the City, in Central Long Beach, near Downtown, as well as in North Long Beach.

Table B-8: Occupation and Wage Comparison

Occupation	# LB Residents Employed	Percent LB Residents Employed	Median Annual Earnings – Long Beach	Median Annual Earnings – LA County
Management, Business, Science, and Arts Occupations	86,623	37.4%	$63,543	$63,886
Service Occupations	46,678	20.2%	$21,495	$21,450
Sales and Office Occupations	49,233	21.3%	$31,950	$31,615
Natural Resources, Construction, and Maintenance Occupations	16,925	7.3%	$37,489	$32,859
Production, Transportation, and Material Moving Occupations	32,167	13.9%	$30,515	$27,213
Total	**231,626**	**100.00%**	**$37,095**	**$36,039**
Note: Civilian employed population 16 years and over.				
Source: U.S. Census Bureau, American Community Survey (ACS), 2015-2019, 5-year estimates.				

Figure B-5: Median Household Income by Census Tract



Source: ACS 2019 5-year estimates, Table S1901

To facilitate the analysis of income distribution among households in communities, the State Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI) and then adjusted for household size in the following manner:

» Extremely Low Income - less than 30 percent of the AMI
» Very Low Income - between 31 and 50 percent of the AMI
» Low Income - between 51 and 80 percent of the AMI
» Moderate Income - between 81 and 120 percent of the AMI
» Above Moderate Income - greater than 120 percent of the AMI

Collectively, extremely low, very low, and low income households are referred to as lower income households (up to 80 percent AMI).

The U.S. Department of Housing and Urban Development (HUD) tabulates information on the number of households belonging to each of the income categories in the Comprehensive Housing Affordability Strategy (CHAS) data, although it should be noted that HUD's definitions vary slightly from HCD's definitions described above. As shown in **Table B-9**, between 2013 and 2017, approximately 52 percent of the City's households earned lower incomes (80 percent or less of the AMI), while 48 percent earned moderate or above moderate incomes (over 80 percent of the AMI). Extremely low income households (earning up to 30 percent of AMI) represented about 20 percent of households in Long Beach. This income group is most susceptible to changes in economic conditions and at risk of becoming homeless with loss of income or employment. Addressing the housing needs for this group also requires the deepest level of subsidies.

Table B-9: Income Distribution

Income Group	Number of Long Beach Households	Percent of Total Long Beach Households	Percent of Total Los Angeles County
Extremely Low 30% or less of AMI	32,590	20%	19%
Very Low 31 to 50% of AMI	24,055	15%	15%
Low 51 to 80% of AMI	28,575	17%	18%
Median 81 to 100% of AMI	17,495	11%	9%
Moderate and Above Over 100% of AMI	62,285	38%	39%
Total	**165,000**	**100%**	**100%**
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), based on 2013-2017 ACS			

Household Income by Race/Ethnicity

Although aggregate information on income levels is useful for looking at trends over time or comparing income levels for different jurisdictions, income levels can vary significantly by other factors, including household type, size, and race/ethnicity.

Race/ethnicity is a characteristic that is often linked to housing need because income often varies by race/ethnicity, as do homeownership trends, due to racially discriminatory policies, practices and systems such as redlining, criminalization, and hiring practices. As shown in **Table B-10**, Whites had the lowest proportion of lower income households (39 percent). By contrast, Hispanics (64 percent) and Blacks (61 percent) were much more likely to be lower income. Because lower income households have less income for housing, tradeoffs in expenditures to afford other living essentials may result in a greater incidence of overpayment and/or overcrowding for these households as well as greater vulnerability to substandard or precarious housing conditions. According to the CHAS data, minority (Native American, Black, and Hispanic) households are disproportionately represented in the extremely low income group, compared to White households in Long Beach. Permanent affordable housing, housing choice vouchers, and homeless prevention programs are key City strategies in addressing the housing needs of extremely low income households. For example, the City is pursuing Project Homekey funding to provide permanent supportive housing for the homeless and at-risk homeless. This program will benefit primarily extremely low income households in the City.

Table B-10: Income by Household Race/Ethnicity

Income Level	White	Hispanic	Black	Asian/ Pacific Islander	American Indian/ Alaska Native	Mixed/ Other	Total
Extremely Low 30% or less of AMI	14%	23%	28%	19%	34%	16%	20%
Very Low 31 to 50% of AMI	11%	20%	14%	12%	9%	13%	15%
Low 51 to 80% of AMI	14%	20%	19%	17%	15%	21%	17%
Median 81 to 100% of AMI	10%	12%	11%	10%	3%	9%	11%
Moderate and Above Over 100% of AMI	51%	24%	28%	41%	39%	41%	38%
Total Households	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
Note: HUD income categories differ from HCD.							
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017 ACS.							

B.3.4 Special Needs Groups

Certain segments of the population have greater difficulty in finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's employment and income, family characteristics, ability status, and household characteristics among others. As a result, certain groups within Long Beach may experience a higher prevalence of lower income, overpayment, overcrowding, or other housing problems.

These "special needs" households, as they are defined by HCD, include large households, seniors, single-parent households, persons with disabilities, people living in poverty, farmworkers, and the homeless. Because Long Beach is home to two City Colleges and a State University, the City also hosts a large number of college students. **Table B-11** summarizes the special needs groups in Long Beach.

Table B-11: Special Needs Populations

Special Needs Groups	Number of Households/ Persons	Owners		Renters		Percent of Total Households/ Persons
		Number	Percent	Number	Percent	
Large Households	20.587	8,356	41%	12,231	59%	12%
Households with at Least One Senior (person age 65 or older)	37,967	--	--	--	--	23%
Senior-Headed Households	31,150	19,630	63%	11,520	37%	19%
Senior Living Alone	13,798	6,873	50%	6,925	50%	8%
Single-Parent Households	12,360	--	--	--	--	7%
Female-Headed Households with Children	10,117	--	--	--	--	6%
Persons with Disabilities	47,306	--	--	--	--	10%
Families below Poverty Level	12,239	1,750	14%	10,478	86%	12%
Persons below Poverty Level	77,396	--	--	--	--	17%
Farmworkers (persons)	723	--	--	--	--	.31%
Homeless	1,894	--	--	--	--	0.4%
College Students	45,847	--	--	--	--	10%

Notes:
1. -- = Data not available.
2. -- = Farmworkers = all persons with farming, fishing, and forestry occupations.

Sources:
a. Bureau of the Census, American Community Survey (ACS), 2015-2019 5-year Estimates
b. City of Long Beach, Dept. of Health and Human Services, 2020 Homeless Count.

Large Households

Large households consist of five or more persons. These households are considered a special needs population due to the limited availability of affordable adequately sized housing for this group. The lack of large units is especially evident among rental units in Long Beach. Large households often live in overcrowded conditions, due to both the lack of large enough units and insufficient income to afford available units of adequate size. Los Angeles researchers found that "several dimensions of children's wellbeing suffer when exposed to crowded living conditions even after controlling for socioeconomic status. The negative effects on children raised in crowded homes can persist throughout life, affecting their future socioeconomic status and adult wellbeing."[5]

According to the 2015-2019 American Community Survey, approximately 20,587 large households reside in Long Beach, representing 12 percent of all households in the City. Of these large households, the majority (59 percent) are renters. Census data further documents the mismatch between the demand for larger rental units and the City's supply of these units. Approximately 2,307 rental units in Long Beach contain four or more bedrooms. The City, however, is home to 12,231 large renter-households. This imbalance between supply and demand may contribute to overcrowding for large renter-households.

[5]Source: Solari, C. D., & Mare, R. D. (2012). Housing crowding effects on children's wellbeing. Social science research, 41(2), 464–476. https://doi.org/10.1016/j.ssresearch.2011.09.012

Resources Available

Large households in Long Beach can benefit from a range of services provided by the City and local agencies. The City's Department of Health and Human Services operates the Center for Families and Youth, which offers a variety of family support programs, including job training/employment, developmental services, housing assistance, and child care. In addition, the Central Facilities Center serves the community by providing childcare services and public health services. The Center also links residents directly to a range of services offered by local nonprofit agencies. These services include counseling, education, youth programming and nutritional and health services.

Elderly and Frail Elderly

In 2019, approximately 11 percent of Long Beach residents were over age 65, and about 19 percent of all households were headed by seniors. Almost two-thirds of senior-headed households owned their homes (63 percent) while one-third (37 percent) rented their homes. Approximately 26 percent of the City's elderly live alone and about 34 percent of elderly residents in Long Beach suffer from at least one disability.

The elderly have a number of special needs including housing, transportation, health care, and other services. Housing is a particular concern due to the fact that many of the elderly are on fixed incomes. As housing expenses rise, they may have less money available for medical costs and other vital services.

Resources Available

As shown later in **Table B-20** Long Beach is home to 31 senior housing projects, providing more than 3,400 affordable units to lower income seniors.

The special needs of seniors can be met through a range of services, including congregate care, rent subsides, shared housing, and housing rehabilitation assistance. According to Community Care Licensing Division records, 49 licensed residential care facilities for the elderly are located in Long Beach with a total capacity to serve 2,126 persons. Twelve adult day care facilities (with a total capacity to serve 427 persons) and 44 adult residential facilities (with a total capacity to serve 463 persons) are also located in the City.

Single-Parent Households

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing and accessible day care, health care and other supportive services. According to the 2015-2019 American Community Survey, there were 12,360 single-parent households in Long Beach, representing 7 percent of all households.

Single-mother households, in particular, tend to have lower incomes, and as a result have a greater need for affordable housing and childcare. In 2019, there were 10,117 female-headed households with children in Long Beach. Of those households, approximately 34 percent lived in poverty. Without access to affordable housing, many of these households may be at risk of becoming homeless. Affordable housing with childcare centers, or in close proximity to schools, public transportation and recreation facilities can address the critical needs of lower-income single-parent families.

Another vulnerable sub-group of single-parent families are "subfamilies" with children, which is defined as single parents/grandparents with children who live with another family. According to the 2015-2019 ACS, Long Beach had 5,572 mother-child subfamilies and 1,604 father-child subfamilies. Many subfamilies double up with other families in living arrangements to save income for basic necessities. In some cases, subfamilies double up to share child-rearing responsibilities.

Resources Available

Single-parent households in Long Beach can benefit from a range of services accessible to residents. The City's Department of Health and Human Services operates the Center for Families and Youth, which offers a variety of family support programs, including job training/employment, developmental services, housing assistance, and child care. The Central Facilities Center serves the community by providing childcare and public health services and by linking residents directly to services offered by other local nonprofit agencies.

Table B-12: Disability Status (2015-2019)

Disability Type	Persons with Disability	Percent of Total	Persons with Disability, Age 65+	Percent of Total
With a hearing difficulty	11,615	24.6%	6,647	36.1%
With a vision difficulty	10,628	22.5%	4,256	23.1%
With a cognitive difficulty	18,876	39.9%	5,208	28.3%
With an ambulatory difficulty	24,262	51.3%	12,251	66.6%
With a self-care difficulty	12,171	25.7%	5,762	31.3%
With an independent living difficulty	18,541	39.2%	8,992	48.9%
Total persons with disabilities	**47,306**	**100.%**	**18,391**	**100%**
Note: Persons may have multiple disabilities				
Source: Bureau of the Census, American Community Survey (ACS), 2015-2019 5-year Estimates				

Persons with Disabilities (including Development Disabilities)

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. An additional segment of residents suffer from disabilities that require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

According to 2015-219 ACS data, approximately 10 percent of Long Beach residents suffered from at least one disability (47,306 persons) (**Table B-12**). The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, ambulatory difficulties were most prevalent (51 percent), while cognitive (40 percent) and independent living (39 percent) difficulties were also common. Approximately 34 percent of seniors have one or more disabilities, with ambulatory difficulties impacting 67 percent of seniors with disabilities. Additionally, 49 percent of seniors with one or

Persons with Developmental Disabilities

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by the Section 4512 of the Welfare and Institutions Code, "developmental disability" means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature."

Many developmentally disabled individuals need a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

According to the State's Department of Developmental Services, as of June 2019, there were 11,345 individuals with developmental disabilities residing in Long Beach. Approximately one-third of these individuals were residing in a private home with their parent of guardian and almost 40 percent of persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources Available

Many disabled persons receive Social Security Income (SSI) assistance, however, benefit payments are well below the level necessary to afford market rate apartments in the Long Beach community. In order to assist with this need, the City provides a number of affordable housing opportunities for persons with disabilities. There are currently 23 affordable housing developments in the City that have units specifically set aside for disabled persons.

In addition, the City has a number of residential care facilities that provide supportive housing and services to persons with disabilities. According to the California Department of Social Services, Community Care Licensing Division, there are 15 adult day care facilities, 62 adult residential facilities, and 49 residential care facilities for the elderly located in Long Beach.

Residents Living Below the Poverty Level

The Census Bureau defines poverty thresholds at the national level. Poverty thresholds are based on annual income and take into account family size and number of related children. While poverty thresholds are updated annually to account for inflation, they are set at the national level and do not vary geographically. For 2019, poverty thresholds ranged from $12,261 for an individual living alone to $56,895 for a large family. Families with incomes below the poverty level, typically those households with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2015-2019 ACS found that 12.3 percent of Long Beach families were living below the poverty level, equating to a total of 16.8 percent of the population. These households need assistance with housing subsidies, utility allowances and other living expense subsidies, as well as supportive services.

Resources Available

Most affordable housing programs in the City will benefit persons living in poverty. Additionally, the City's Department of Health and Human Services operates the Center for Families and Youth, which offers a variety of family support programs, including job training/ employment, developmental services, housing assistance, and child care. In addition, the Central Facilities Center serves the community by providing childcare services and public health services. The Center also links residents directly to a range of services offered by local nonprofit agencies. These services include counseling, education, youth programming and nutritional and health services.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

The City of Long Beach is a fully urbanized and built-out community. According to the 2015-2019 ACS, only 723 Long Beach residents were employed in the farming, fishing, and forestry occupations, representing less than one percent of the City's residents in 2019. No other data is available on the number of farmworkers in the City. The City has no agriculturally designated land. Therefore, no special programs are warranted for this group in Long Beach. Regionally, Los Angeles County had 413 farms with hired labor, employing about 3,266 farmworkers in 2017, according to the USDA 2017 Census of Agriculture. Among the 413 farms, only 22 farms employed migrant workers (estimated at 365 workers). Also, overall, 1,517 farmworkers worked seasonally for fewer than 150 days a year.

Students

College students in a community can affect housing demand and housing costs. Although students represent a temporary housing need, the heightened demand for rentals around colleges can impact the housing market with higher rent levels, particularly when there is not a sufficient supply of rental housing. A large student population is also associated with higher mobility and turnover rates. The 2015-2019 ACS reported that Long Beach had 45,847 residents who were college students, some attending college in Long Beach, some attending college elsewhere.

Long Beach is home to two public (two-year) city colleges and a public university with large student populations. The city colleges are estimated to have approximately 24,500 full and part-time students attending classes. In keeping with the intent of the community college system to serve local needs, approximately 60 percent of these students are part-time, many of whom are younger persons living with parents. Thereby, the housing need of city college students is not necessarily considered significant.

However, Long Beach is also home to the nationally renowned California State University. Current enrollment is estimated at approximately 39,360 full-time and part-time students. CSULB is an urban commuter campus with only about 2,400 beds in 20 on-campus residence halls. Most students live in the surrounding communities and commute to campus.   Research completed in 2019 as part of the California State University Basic Needs Initiative found that 12.5 percent of students attending CSULB had experienced homelessness in the previous 12 months. Statewide, 10.9 percent of students in the CSULB system had experienced homelessness in the past 12 months, indicating that the need for affordable housing for students is more acute in Long Beach.

It is also important to note that because students typically are lower-income and occupy rental units, they influence the overall demand for apartments in the Long Beach and surrounding communities. However, for purposes of many housing programs and public subsidies, students do not typically qualify as low income.

Resources Available

Housing programs that expand affordable rental housing opportunities and improve housing conditions will benefit students in general. Furthermore, new State law provides density bonus incentives for student housing meeting certain criteria.

CSULB also operates the Basic Needs Program as a resource for students that are experiencing food insecurity, homelessness, and other crisis situations. The program connects students with the Beach Pantry (perishable and non-perishable items specifically for CSULB students), small emergency grants, emergency meal assistance, and other programs.

People Experiencing Homelessness

State law (Section 65583(a)(7)) mandates that Housing Elements address the special needs of people experiencing homelessness. "Homeless" as defined by the U.S. Department of Housing and Urban Development (HUD), means:

- An individual or family who lacks a fixed, regular, and adequate nighttime residence;
- An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
- An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including hotels and motels paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations, congregate shelters, and transitional housing);
- An individual who resided in a shelter or place not meant for human habitation and who is exiting an institution where he or she temporarily resided;
- An individual or family who-
  - Will imminently lose their housing, including housing they own, rent, or live in without paying rent, are sharing with others, and rooms in hotels or motels not paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations, as evidenced by-
    - ◊ A court order resulting from an eviction action that notifies the individual or family that they must leave within 14 days;
    - ◊ The individual or family having a primary nighttime residence that is a room in a hotel or motel and where they lack the resources necessary to reside there for more than 14 days; or
    - ◊ Credible evidence indicating that the owner or renter of the housing will not allow the individual or family to stay for more than 14 days, and any oral statement from an individual or family seeking homeless assistance that is found to be credible
  - Has no subsequent residence identified; and
  - Lacks the resources or support networks needed to obtain other permanent housing;
- Unaccompanied youth and homeless families with children and youth defined as homeless under other Federal statutes who-
  - have experienced a long term period without living independently in permanent housing,
  - have experienced persistent instability as measured by frequent moves over such period, and
  - can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse, the presence of a child or youth with a disability, or multiple barriers to employment.
  - Any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions in the individual's or family's current housing situation, including where the health and safety of children are jeopardized, and who have no other residence and lack the resources or support networks to obtain other permanent housing.

This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

[6] Source: California State University, Comprehensive Study of College Student Basic Needs, April 2019.

The size, diversity and geographic location in a major population center have made Long Beach a service hub to people experiencing homelessness. The City of Long Beach, Department of Health and Human Services had been conducting homeless enumerations biennially; however, the City began conducting the homeless count annually beginning in 2019:

- 2009 – 3,909 people
- 2011 – 4,290 people
- 2013 – 4,387 people
- 2015 – 2,345 people
- 2017 – 1,863 people
- 2019 – 1,894 people
- 2020 – 2,034 people

This process of quantifying the homeless population has provided important data to comprehensively understand the demographics of Long Beach people experiencing homelessness. This data has been used to evaluate existing service availability and determine gaps in resources citywide.

Among the 2020 homeless, 1,582 persons (78 percent) were unsheltered. Homelessness affects all people, regardless of household size, age, race or ethnicity. However, one factor that seems to have remained constant is that the great majority of people experiencing homelessness are single adults (87 percent in 2020). **Table B-13** indicates the percent of people experiencing homelessness by race and ethnicity. According to the 2020 survey, the largest proportion of people experiencing homelessness are white (51 percent), followed by Black/African American (38 percent). 32 percent of people experiencing homelessness identified as Hispanic or Latino. Males account for 72 percent of the homeless population, females account for 27 percent, less than 1 percent are transgender, and less than 1 percent are gender non-conforming.

Table B-13: Homelessness by Race and Ethnicity

	Percent of Total
Race	
White	50.8%
Black/African American	37.9%
Asian or Native Hawaiian/Pacific Islander	6.3%
American Indian/Alaska Native	1.9%
Multiple Races Reported or Other	3.0%
Ethnicity	
Hispanic or Latino	32%
Non Hispanic or Latino	68%
Source: City of Long Beach, Dept. of Health and Human Services, 2020 Homeless Count.	

Table B-14 summarizes the continuum of care gap analysis. Based on the current inventory of housing available to serve the homeless, the gap analysis documents an unmet need of 1,437 beds for individuals and 143 beds for families experiencing homelessness.

Table B-14: Continuum of Care Gaps Analysis - Homeless Population and Subpopulations

	Sheltered	Unsheltered	Total
Part 1: Homeless Population			
1. Homeless Individuals	329	1,437	**1,766**
2a. Homeless Families with Children (Total Number of Persons in these Households)	120	143	**263**
Total Persons	**452 (249 Emergency/203 Transitional)**	**1,582**	**2,034**
Part 2: Homeless Subpopulations			
1. Chronically Homeless	80	585	**665**
2. Severely Mentally Ill	148	351	**499**
3. Substance Use Disorder	116	444	**560**
4. Veterans	99	76	**175**
5. Adults with HIV/AIDs	27	31	**58**
6. Victims of Domestic Violence	124	217	**341**
7. Unaccompanied Youth (Ages 18-24 without parent or guardian)	3	2	**5**
Source: City of Long Beach, Dept. of Health and Human Services, 202 Homeless Count.			

Resources Available

Homeless persons are distinguished by a range of health needs. About a third suffer from mental illness and it is estimated that at least half of homeless persons suffer from some type of substance abuse problem. Homeless people also experience a range of medical conditions associated with the rigors of living on the street. Addressing the range of services needed by homeless persons requires a comprehensive strategy.

The City's Department of Health and Human Services established a Continuum of Care (CoC) Program to assist homeless people to exit the streets, become stable and achieve self-sufficiency to the maximum extent possible. Following is a description of the stages in the CoC Program.

» Outreach/Assessment – The City has established an outreach and assessment program to reconnect a homeless person to public benefits, rent assistance, employment counseling, health care and other support services. The City's Multi-Service Center is the entry point into the Continuum of Care. The Health Department, Los Angeles County Mental Health Association, and Boys Town Long Beach provide outreach for different groups of the homeless population.

» Emergency Shelter – Long Beach provides emergency shelter beds for homeless persons and one year-round program for single homeless males. Hotel and motel vouchers are provided for persons living with HIV/AIDS and tuberculosis.

» Transitional Housing – Transitional housing is the second phase of the program, where clients are provided a more structured environment. Clients are linked to rehabilitative services, such as substance abuse, mental health, employment, counseling and life-skills training to prepare them for transition to service-enriched housing or more independent settings.

» Supportive Services – Long Beach offers an array of supportive services for the homeless to ease their transition into shelter. These include mental health and substance treatment, job and life-skills training, medical care, childcare and transportation services. The City has also developed a Standard of Care to standardize case management services for homeless people citywide.

» Permanent Housing – This phase is designed to transition homeless persons into permanent housing with childcare, drug treatment, job training and other supportive skills needed to reintegrate into community life.

Residents experiencing homelessness can utilize services offered at the City's Multi-Service Center for the Homeless (MSC), including outreach, intake and assessment, referrals to shelters and other social service programs. The City distributes a Pocket Guide Resource Directory to residents that details agencies that offer services to individuals and families in the Long Beach area. Additionally, the City maintains a weekly schedule of meal, food bank, and clothing services offered by providers throughout the City.

The Villages at Cabrillo is a residential community established to break the cycle of homelessness. As a nonprofit affiliate of Century Housing, Century Villages at Cabrillo (CVC) is the community development organization that owns, develops, and manages this unique campus. The Villages at Cabrillo provides short-term and permanent housing to more than 2,000 people annually, including nearly 1,000 veterans. More than 96 percent of the residents in permanent housing at CVC reached the one-year Housing Stability milestone in 2019.

CVC features a collaboration with nonprofit and government agencies that collectively provides residents with safe, affordable housing and access to the skills, tools, and services needed to establish self-sufficiency. CVC's supportive housing paradigm consists of emergency shelter, transitional housing, and permanent housing all complemented with wrap around social services. This "continuum of care" approach encourages formerly homeless individuals and families to move progressively through various levels of housing and increasing independence.

Section B.4 Housing Stock Characteristics

The characteristics and condition of Long Beach's housing stock, combined with household characteristics discussed earlier, affect the wellbeing of residents. This section begins with an examination of the gap between housing production and need in the region and the City of Long Beach, followed by an evaluation of local housing characteristics - including: housing stock changes and types, tenure and vacancy rates, age and condition, and housing costs.

B.4.1 Housing Growth

Table B-15 below compares housing growth to population growth by decade. Since 1990, population has increased by 10 percent while the number of housing units has increased by only four percent. (Note: this comparison uses CA Department of Finance data while other population and housing analyses use Census data.) Historically, new housing construction peaked in the 1950s. Since then, the number of units constructed each decade has declined steadily as the City is built out and new development is limited to infill sites.

Table B-15: Population vs. Housing

	Percent of Total	Housing Units
1990	429,321	170,355
2000	461,522	171,632
2010	462,257	176,032
2020	472,052	177,783
Unit Change: 1990 - 2020	**+ 42,731**	**+ 7,428**
Percent Change: 1990 - 2020	**+ 10%**	**+ 4%**
Source: CA Department of Finance Table E-5 for 2020, Table E-8 for 1990, 2000, and 2010		

B.4.2 Housing Type

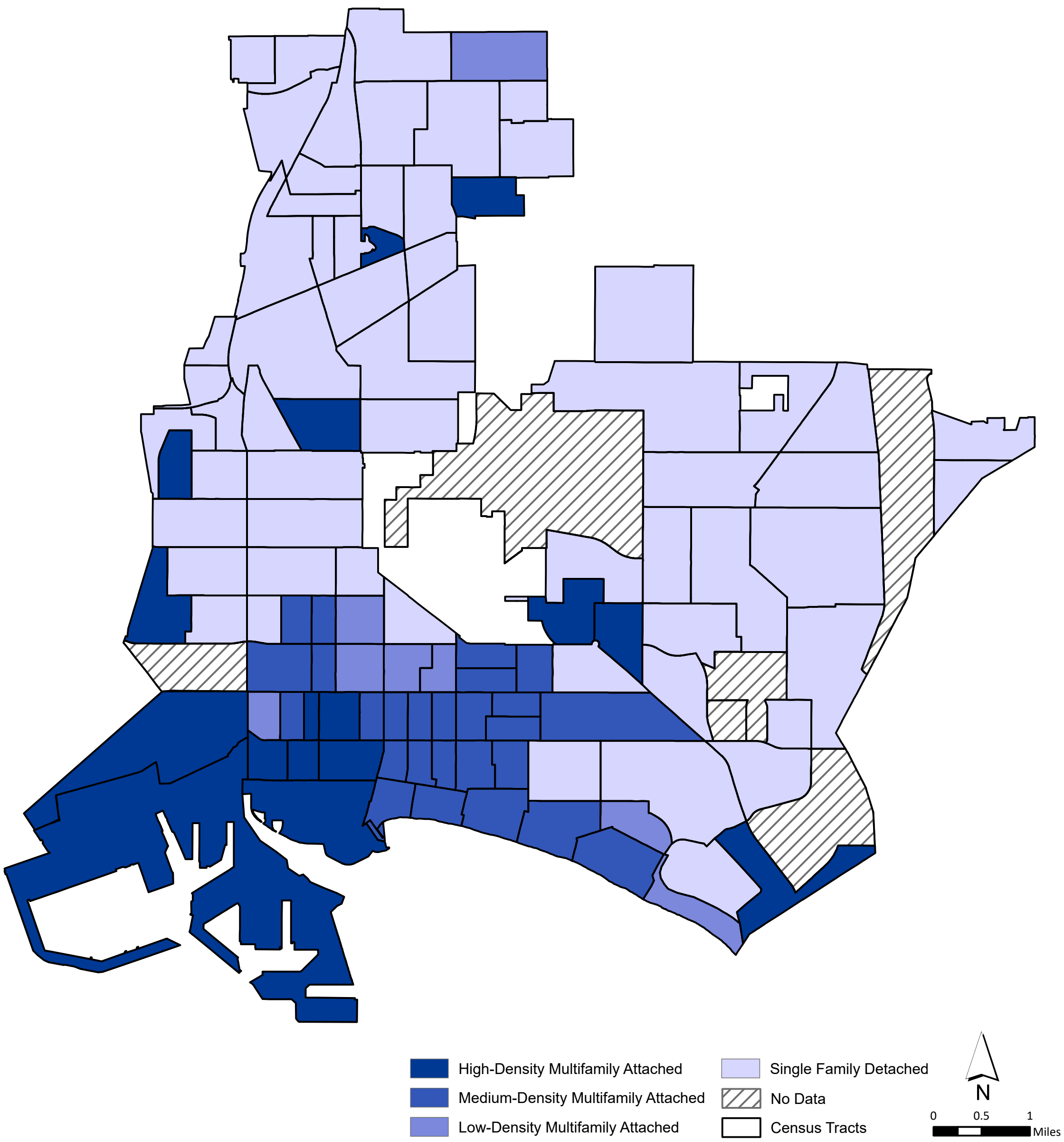
A certain level of diversity in the housing stock is an important factor in ensuring adequate housing opportunity for all Long Beach residents. A diverse housing stock helps ensure that all households, regardless of their income, age, and/or family size, have the opportunity to find housing that is best suited to their lifestyle needs. This section briefly details the housing stock characteristics in Long Beach.

The ACS documented a total of 175,869 housing units in Long Beach in 2019. Since 2010, housing growth has shifted towards multi-family units and away from single-family units. From 2010 to 2019, the number of multi-family units increased from 89,028 units to 95,607 units, while the number of single-family units decreased from 84,362 units to 77,798 units. The majority of single-family units are detached units (90 percent). Multi-family complexes containing five or more units comprise the majority of multi-family units (75 percent). The number of mobile home and other unit types has stayed relatively constant since 2000.

Table B-16: Housing Type (2000-2019)

Unit Type	2000		2010		2019	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	69,014	40%	74,257	42%	70,123	40%
SF Attached	10,093	6%	10,105	6%	7,675	4%
Total Single-Family	**79,107**	**46%**	**84,362**	**48%**	**77,798**	**44%**
2 to 4 Units	23,286	14%	21,610	12%	23,821	14%
5 or more Units	66,637	39%	67,418	38%	71,786	41%
Total Multi-Family	**90,023**	**53%**	**89,028**	**51%**	**95,607**	**55%**
Mobile Homes & Other	**2,529**	**1%**	**2,342**	**1%**	**2,464**	**1%**
Total Housing Units	**171,659**	**100%**	**175,732**	**100%**	**175,869**	**100%**
Total Occupied	163,088	95%	161,893	92%	166,813	95%
Owner-Occupied	66,928	41%	68,437	39%	66,459	40%
Renter-Occupied	96,160	59%	93,456	53%	100,354	60%
Vacant	8,544	5%	13,839	8%	9,056	5%
Source: U.S. Census Bureau, 2000 Census, American Community Survey (ACS), 2006-2010, 2015-2019, 5-year Estimates.						

Figure B-6: Predominant Housing Typology



Source: ACS 2019 5-year estimates, Table DP04

B.4.3 Housing Tenure and Vacancy

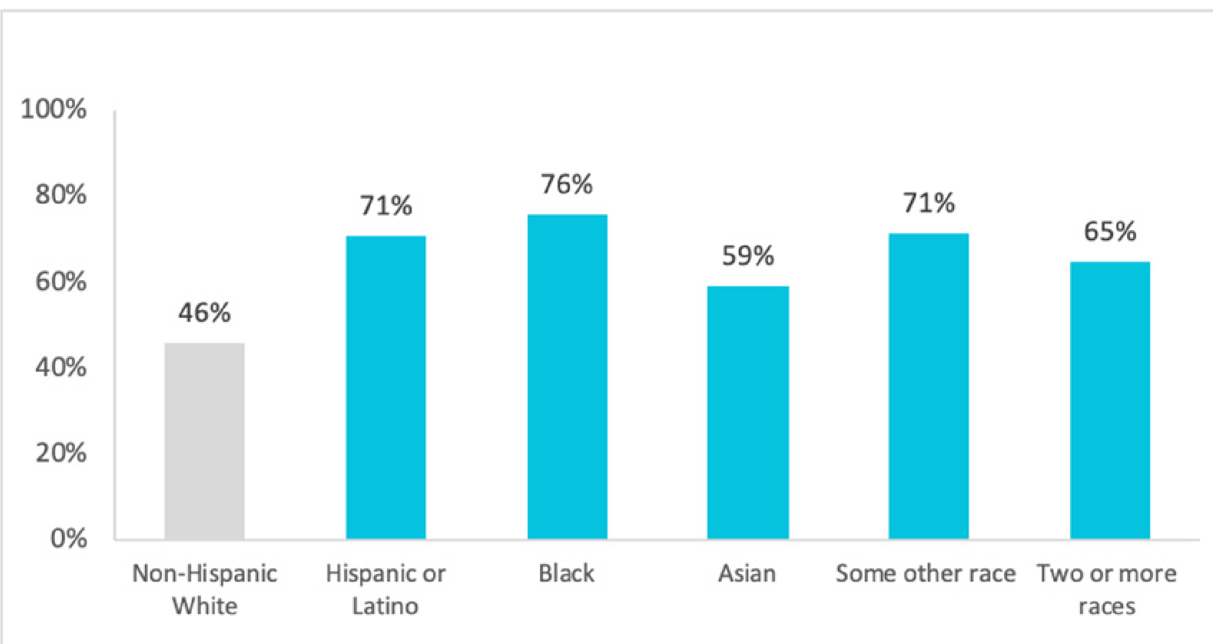
The tenure of housing refers to whether a housing unit is owned, rented, or vacant. Tenure is an important indicator of wellbeing in a community because it reflects the cost of housing and the ability of residents to own or rent a unit. Moreover, tenure often affects several other aspects of the local housing market, including turnover rates and overall housing costs.

Citywide, 60 percent of households rent their home; however, tenure varies significantly by race/ethnicity. **Figure B-7** shows that people of color are statistically more likely to be renters. The renter rate for Non-Hispanic White households is 46 percent, the lowest of all groups represented. Black households have the highest renter rate at 76 percent. Hispanic or Latino households and households identifying as "Some other race" also have high renter rates (71 percent for both categories). Homeownership rates can be predicted by race not only in Long Beach but throughout the Country, due to the legacy and continued impact of racially discriminatory policies, practices and systems such as redlining and exclusionary zoning practices.

Figure B-8 maps the percent of renter occupied housing units by census tract. As shown, the highest levels of renter occupancy occur in the areas north and east of downtown, along the Anaheim St. corridor and in North Long Beach, which are predominantly lower-income communities of color. The highest rates of owner occupancy are in the east side of the City, between the airport and El Dorado Park.

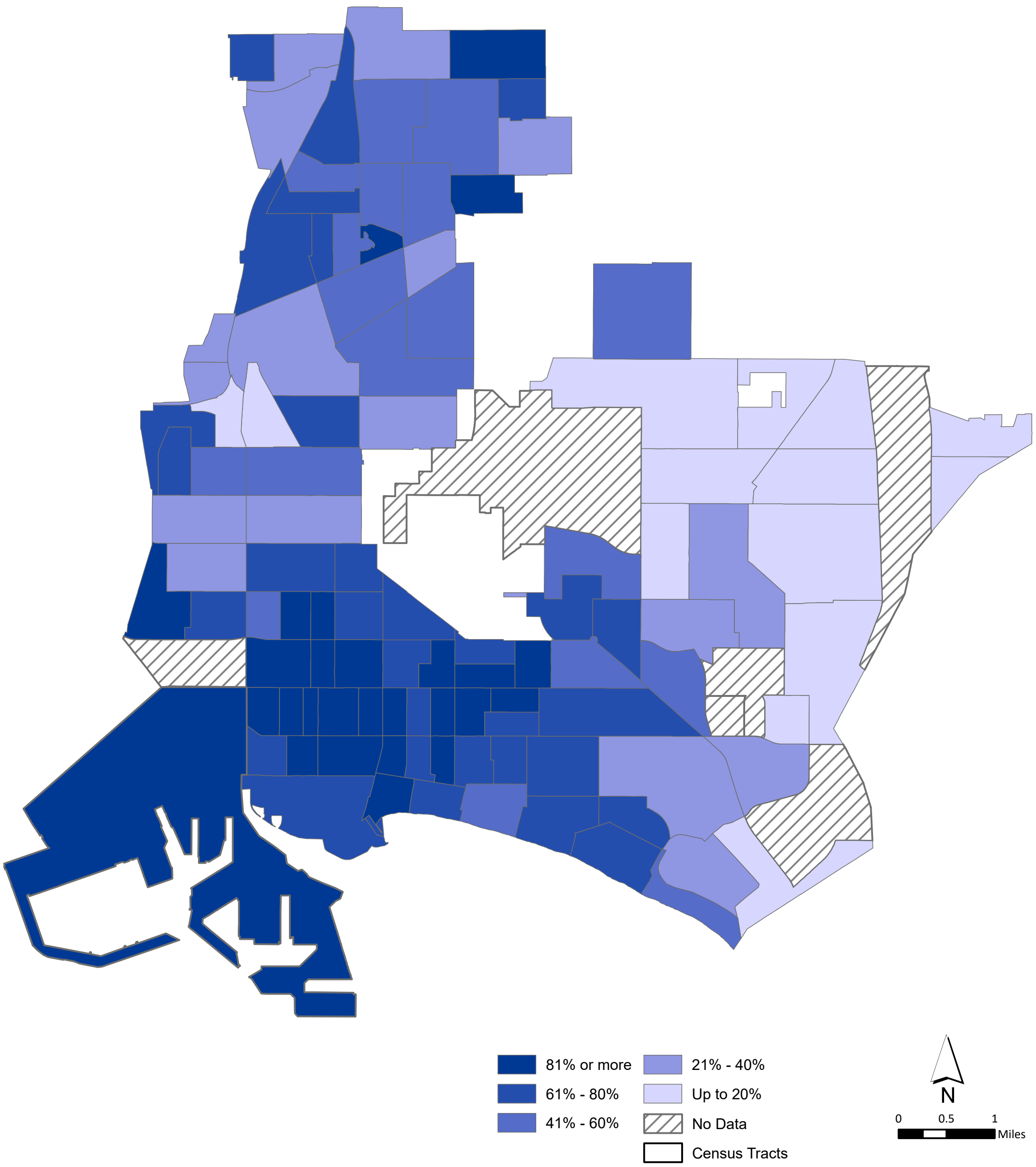
Residential vacancy rates are a good indicator of how well the current supply of housing is meeting the demand for various types of units. A certain number of vacant housing units are needed in any community to moderate the cost of housing, allow for sufficient housing choices, and provide an incentive for landlords and owners to maintain their housing. Vacancy rates of five to six percent for rental units and two to three percent for ownership units are generally considered healthy.

Figure B-7: Renter Rates by Race/Ethnicity



Source: U.S. Census Bureau, American Community Survey (ACS), 2015-2019, 5-year Estimates

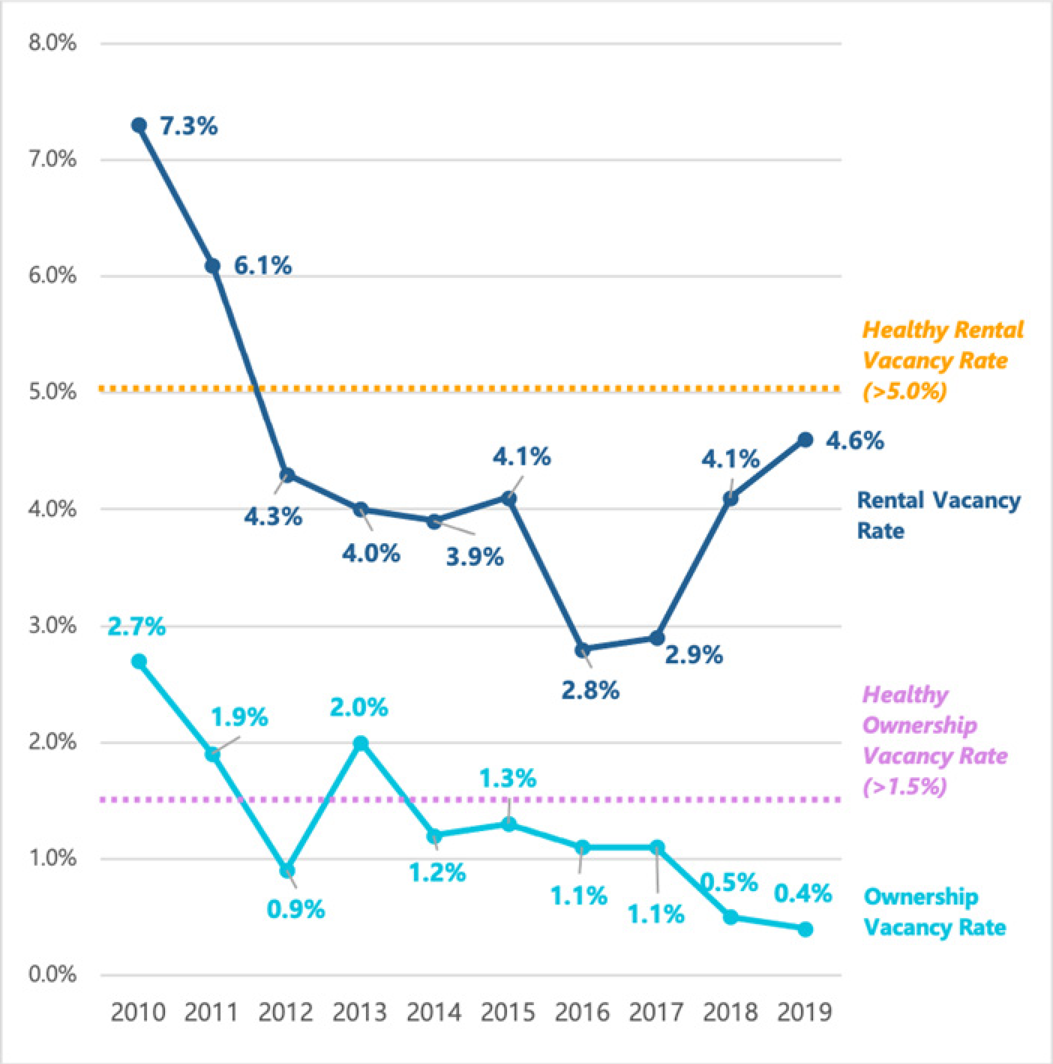
Figure B-8: Renter-Occupied Housing by Census Tract



Source: ACS 2019 5-year estimates, Table DP04

As shown in **Figure B-9**, vacancy rates have fallen below healthy levels since the 2008 recession. However, as of 2019, the rental vacancy rate was nearing a healthy rate of 5 percent, at 4.6 percent. This is an increase from a low of 2.8 percent in 2016. At 0.4 percent in 2019, the ownership vacancy rate was at its lowest point since 2010. A low vacancy rate indicates that there are too few units to meet the demand for housing by both renters and homebuyers, resulting in higher rental and home prices.

Figure B-9 Renter Occupied Housing



Source: U.S. Census Bureau, American Community Survey (ACS), 2010-2019, 1-year Estimates

B.4.4 Housing Age and Condition

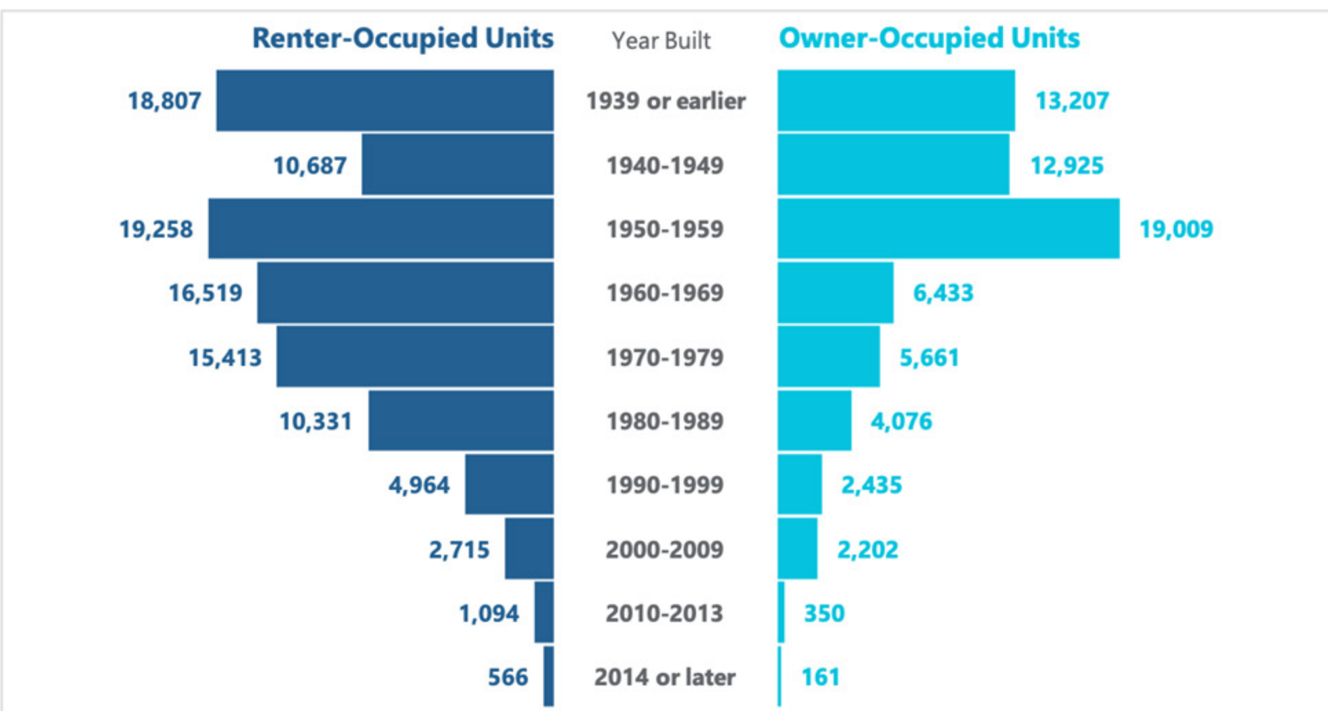
The age of a community's housing stock can be an indicator of overall housing conditions. If not well maintained, housing can deteriorate and depress property values, discourage reinvestment, and negatively affect the quality of life in a neighborhood. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. If not well maintained, housing over 50 years in age may require total building replacement.

Figure B-10 summarizes the age distribution of Long Beach's occupied housing stock by tenure. The largest proportion of housing units, regardless of tenure, were constructed in the decade following World War II (1950-1959) at 23 percent (29 percent of all owner-occupied units and 19 percent of all renter occupied units). 88 percent of owner-occupied units are more than 50 years old and 81 percent of renter-occupied units are over 50 years old. As described above, this indicates that a significant proportion of the Long Beach housing stock is likely to need substantial rehabilitation or needs to be replaced. The prevalence of housing built prior to 1978 is also of concern because of lead-based paint hazards, discussed in greater detail later in this section.

Given the advanced age of the majority of Long Beach's housing stock and the dangers of sub-standard housing, there is a significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration. Additionally, overcrowding can lead to faster deterioration of housing. Given the high rates of overcrowding in Long Beach, which are concentrated in areas of the City with the oldest housing stock, safety and health issues related to the advanced age of housing stock are even more urgent.

The vast majority, approximately 97 percent of both the City's rental units and owner-occupied units, were constructed prior to 1990 and are more than 30 years old.

Figure B-10: Housing Units by Year Built



Source: U.S. Census Bureau, American Community Survey (ACS), 2015-2019, 5-year Estimates

While a Citywide survey of housing stock conditions is not available, information from the City's Code Enforcement program provides a good indicator of the extent of housing deterioration. During FY 2020 (October 1, 2019 through September 30, 2020, the City had opened 4,382 code enforcement cases (**Table B-17**). The majority of these were for property maintenance issues such as abandoned vehicles, deteriorated paint or roof covering, broken windows, overgrown vegetation, or other similar maintenance issues not directly related to the structural condition of the unit. Less than one percent was for unpermitted construction, with a similarly low proportion for substandard buildings.

Table B-17: Code Enforcement Case Statistics (FY 2020)

FY 2020 10-1-2019 TO 9-30-2020				
Case type	**Classification**	**Open**	**Close**	**Active**
Abandoned Vehicle Abatement - CEAV	Property Maintenance	2	1	0
Administrative Citation - CEAC	Property Maintenance	3,060	2,839	864
CE Multi Housing Citation - CEPH & CEHC	Property Maintenance	1,112	1,301	263
Vacant Building Monitoring - CEVB	Property Maintenance	16	27	13
Weed Abatement - CEWA	Property Maintenance	150	164	21
Open and Accessible -CEOA	Substandard Building	20	27	4
Substandard Building - CESB	Substandard Building	1	1	3
Summary Abatement - CESA	Substandard Building	2	2	1
Violations NO CASE TYPE	Unpermitted Construction			
Garage Conversion - CEGC	Unpermitted Construction	19	25	4
Total		**4,382**	**4,387**	**1,173**
Source: City of Long Beach				

B.4.5 Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes costs for housing in Long Beach and evaluates the affordability of the City's housing stock to low and moderate-income households.

Ownership Costs

Home values for single-family houses and condominiums within the 11 Long Beach zip codes are presented in **Table B-18** and **Table B-19**. Home values presented are based on the Zillow Home Value Index, a smoothed seasonally adjusted measure of the typical home value for homes in the 35th to 65th percentile range within each zip code.

Home values increased significantly for all Long Beach zip codes during the previous planning period. For single-family houses, home value increases in Long Beach zip codes ranged from 22 percent to 39 percent between 2013 and 2017. Between 2017 and 2020, values for single-family houses increased between 11 percent and 31 percent, depending on zip code. The increase in condominium values has been similarly dramatic since 2013, with even more significant increases in values in some zip codes. Condo values increased between 12 percent and 51 percent from 2013 to 2017. While increases were somewhat less pronounced during the second half of the planning period, they were still significant, ranging from 11 percent to 28 percent.

It should be noted that while values have increased in all zip codes, the largest percent increases have been in the zip codes have generally been the most affordable. This includes the 90802, 90813, 90805, and 90810 zip codes (Downtown, Central Long Beach, North Long Beach, and the Westside). Proportionately, home values in East Long Beach (90803 and 90815) have increased less. For example, the single-family house value in Downtown (90802) increased 79 percent from 2013 to 2020, compared to 37 percent in Belmont Shore (90803). Similarly, condo values in the Westside (90810) increased almost 94 percent from 2013 to 2020, while increasing 28 percent in Belmont Shore (90803).

Based on the Zillow Home Value Index, the value of a typical home in Long Beach (including single family residences and condos in all zip codes) in September 2020 was $640,284.

Table B-18: Long Beach Home Values - Single Family Residences

Long Beach Zip Code	September 2013 Home Value	September 2017 Home Value	September 2020 Home Value	Percent Change 2013-2017	Percent Change 2017-2020
90802	$281,771	$386,301	$504,922	37.1%	30.7%
90803	$866,105	$1,065,006	$1,185,581	23.0%	11.3%
90804	$437,704	$534,845	$629,833	22.2%	17.8%
90805	$327,534	$437,006	$524,925	33.4%	20.1%
90806	$387,592	$510,068	$598,460	31.6%	17.3%
90807	$529,232	$645,896	$734,181	22.0%	13.7%
90808	$538,880	$665,071	$746,754	23.4%	12.3%
90810	$334,198	$439,174	$533,797	31.4%	21.5%
90813	$305,748	$423,599	$535,179	38.5%	26.3%
90814	$557,383	$750,562	$943,800	34.7%	25.7%
90815	$555,798	$675,250	$769,174	21.5%	13.9%
Source: Zillow Housing Data, 2021.					

Table B-19: Long Beach Home Values - Condominiums

Long Beach Zip Code	September 2013 Condo Value	September 2017 Condo Value	September 2020 Condo Value	Percent Change 2013-2017	Percent Change 2017-2020
90802	$255,674	$353,716	$422,647	38.3%	19.5%
90803	$509,068	$571,534	$649,167	12.3%	13.6%
90804	$239,996	$331,385	$388,026	38.1%	17.1%
90805	$181,895	$249,262	$317,154	37.0%	27.2%
90806	$286,611	$378,094	$442,362	31.9%	17.0%
90807	$233,963	$329,757	$400,545	40.9%	21.5%
90808	$332,603	$407,092	$450,917	22.4%	10.8%
90810	$181,295	$237,715	$350,874	51.0%	28.2%
90813	$209,232	$303,932	$376,227	45.3%	23.8%
90814	$301,360	$383,652	$458,028	27.3%	19.4%
90815	$298,338	$381,210	$434,905	27.8%	14.1%
Source: Zillow Housing Data, 2021.					

Rental Costs

Rental listings from Zillow were reviewed during November 2020. As presented in **Table B-20**, rental costs advertised on Zillow ranged from $1,000 for a studio apartment to $16,000 for a five-bedroom single-family house. The documented median rent for all available units was $1,895 per month. The majority of rentals in the City are one-bedroom and two-bedroom units, comprising 73 percent of available units. Only 12 percent of available units had three or more bedrooms. Additionally, the median cost of a three-bedroom unit is approximately 34 percent more than a two-bedroom unit. These factors indicate that affordable, appropriately sized rental housing may be difficult to obtain for large households.

Table B-20: Median Market Rents by Number of Bedrooms

Number of Bedrooms	Available Units	Minimum Rent	Maximum Rent	Median Rent
0	96	$1,000	$3,250	$1,295
1	255	$1,075	$3,100	$1,675
2	239	$1,295	$3,265	$2,095
3	68	$1,650	$7,500	$2,800
4+	15	$2,600	$16,000	$3,825
Total	**673**	**$1,000**	**$16,000**	**$1,895**
Source: Zillow Rental Listings, Accessed November 11, 2020				

B.4.6 Housing Affordability

The costs of home ownership and renting can be compared to a household's ability to pay for housing to determine the general affordability of a community's housing stock. The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, HCD developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. **Table B-21** illustrates maximum affordable mortgage payments and rents for various household sizes in Los Angeles County earning the top end of their respective income categories.

For homeownership, **Table B-21** assumes a 30-year mortgage at a three-percent interest rate and a ten percent down payment. When the affordable home prices shown in **Table B-21** are compared with the home and condominium values listed in **Table B-18**, it is evident that ownership housing is beyond the financial reach of lower income households and even moderate income households. Larger low and moderate income households may be able to purchase a condominium, but finding adequately sized affordable housing still poses a challenge for these households. Rental housing is generally unaffordable for extremely low and very low income households, based on the median market rents presented in **Table B-20**. There are available one and two bedroom units affordable for low and moderate income households; however larger units tend to be priced too high to be affordable even for moderate income households.

Table B-21: Estimated Affordable Housing Price by Income and Household Size (2020)

Income Category	Annual Income	Affordable Monthly Housing Costs	Renter Utilities	Ownership Utilities	Taxes/ Insurance	Affordable Prices	
						Rent	Home Price
Extremely Low Income							
1-Person	$23,700	$593	$122	$135	$207	$471	$65,919
2-Person	$27,050	$676	$117	$146	$237	$559	$77,367
3-Person	$30,450	$761	$139	$175	$266	$622	$84,285
4-Person	$33,800	$845	$167	$217	$296	$678	$87,562
5-Person	$36,550	$914	$195	$256	$320	$719	$89,061
Very Low							
1-Person	$39,450	$986	$122	$135	$345	$864	$133,370
2-Person	$45,050	$1,126	$117	$146	$394	$1,009	$154,453
3-Person	$50,700	$1,268	$139	$175	$444	$1,129	$171,007
4-Person	$56,300	$1,408	$167	$217	$493	$1,241	$183,921
5-Person	$60,850	$1,521	$195	$256	$532	$1,326	$193,128

Table B-22: Estimated Affordable Housing Price by Income and Household Size (2020) (continued)

Income Category	Annual Income	Affordable Monthly Housing Costs	Renter Utilities	Ownership Utilities	Taxes/ Insurance	Affordable Prices	
						Rent	Home Price
Low Income							
1-Person	$63,100	$1,578	$122	$135	$552	$1,456	$234,653
2-Person	$72,100	$1,803	$117	$146	$631	$1,686	$270,297
3-Person	$81,100	$2,028	$139	$175	$710	$1,889	$301,198
4-Person	$90,100	$2,253	$167	$217	$788	$2,086	$328,672
5-Person	$97,350	$2,434	$195	$256	$852	$2,239	$349,443
Medium Income							
1-Person	$54,100	$1,353	$122	$135	$473	$1,231	$196,109
2-Person	$61,850	$1,546	$117	$146	$541	$1,429	$226,401
3-Person	$69,550	$1,739	$139	$175	$609	$1,600	$251,734
4-Person	$77,300	$1,933	$167	$217	$676	$1,766	$273,855
5-Person	$83,500	$2,088	$195	$256	$731	$1,893	$290,129
Moderate Income							
1-Person	$64,900	$1,623	$122	$135	$568	$1,501	$242,361
2-Person	$74,200	$1,855	$117	$146	$649	$1,738	$279,290
3-Person	$83,500	$2,088	$139	$175	$731	$1,949	$311,476
4-Person	$92,750	$2,319	$167	$217	$812	$2,152	$340,021
5-Person	$100,150	$2,504	$195	$256	$876	$2,309	$361,434

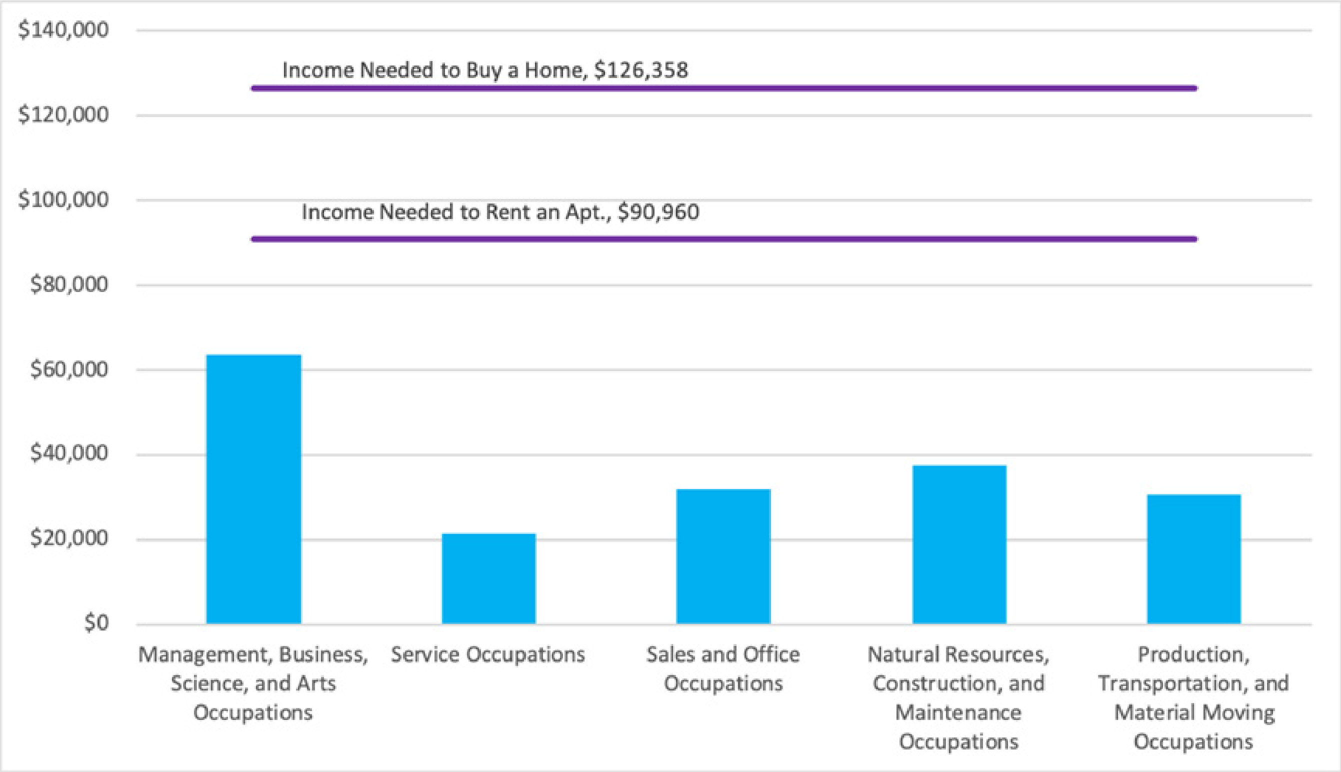
Note: In 2013, the State of California passed the Hold Harmless Policy as a result of the discontinuation of HUD's long-standing Hold Harmless Policy in 2009. The purpose of the Hold Harmless Policy is to not allow decreases to county area median income and household size income limit figures. This policy therefore, allows more low and moderate income households to qualify for housing programs. With the area median income being developed by HUD, which repealed the Hold Harmless policy, a unique situation often occurs whereby the low income limits exceed the median income levels.
Assumptions: 2020 HCD income limits; 30.0% gross household income as affordable housing cost; 35.0% of monthly affordable cost for taxes and insurance; 5.0% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Housing Authority of the City of Long Beach, Utility Allowance Schedules for Standard Single-Family and Multi-Family, 2020.

Sources: HCD (2020); Housing Authority of the City of Long Beach; and Veronica Tam and Associates (2020).

To afford a home in Long Beach valued at $640,284 (based on the Zillow Home Value Index discussed previously), a household income of $126,358 would be needed, based on the assumptions utilized in **Table B-22**. Renting an apartment at the median rent of $1,895 per month (**Table B-20**) requires an annual household income of $90,960. According to the 2015-2019 ACS, approximately 70 percent of Long Beach households earn less than $100,000 per year; therefore, over 70 percent (over 117,000 households) cannot afford to purchase a house in Long Beach. With 57 percent of households earning less than $75,000 annually, at least 95,000 Long Beach households cannot afford a market rate apartment at the median rent.

Figure B-11 shows these incomes compared with the 2019 median annual earnings in Long Beach for various occupational categories. For residents earning incomes near or below the median income levels indicated, both rental and ownership housing is unaffordable without pooling multiple incomes, which often results in overcrowding and unhealthy housing conditions. Extremely low income households, in particular, have very limited housing options in the open market.

Figure B-11: Income Needed to Afford Housing Compared with Median Income by Occupation



Sources: U.S. Census Bureau, American Community Survey (ACS), 2015-2019, 5-year estimates; Veronica Tam and Associates, 2020

Section B.5 Inventory of Affordable Housing

The City of Long Beach works to provide a range of affordable housing opportunities in the community, through new construction and substantial rehabilitation of rental housing, and assistance to first-time homebuyers and rehabilitation assistance to existing homeowners.

B.5.1 Ownership Housing

Through the City's residential rehabilitation and homebuyer assistance programs, the City has deed restrictions on more than 1,000 single-family and mobile home units. These homes are scattered throughout the City.

B.5.2 Rental Housing

State law requires the City to identify, analyze, and propose programs to preserve existing multi-family rental units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing (i.e., "units at risk" or "at-risk units"). State law requires the following:

» An inventory of rent-restricted low income housing projects in the City and their potential for conversion;
» An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;
» An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk"; and
» Programs for preserving the at-risk units.

The following discussion satisfies the first three requirements of State law listed above pertaining to the potential conversion of assisted housing units into market rate housing between October 15, 2021, and October 15, 2031. The Housing Plan section includes a program for preserving the at-risk units, which meets the final requirement of State law.

Long Beach has a sizable stock of publicly assisted rental housing. This housing stock includes all multi-family rental units assisted under federal, state, and local programs, including HUD, state/local bond programs, and density bonus housing units. Assisted rental projects include both new construction, as well as rehabilitation projects with affordability covenants. A total of 5,456 publicly assisted multi-family units are located in the City. **Table B-23** summarizes multi-family projects in Long Beach, which are rent restricted as affordable to lower-income households.

From time to time, restricted units lose their affordability controls and revert to non-low-income use due to expiration of subsidy contracts and/or affordability covenants. For example, projects receiving City assistance, primarily through HOME and Former Redevelopment Set-Aside funds, carry long-term affordability covenants of 30-55 years. However, many of the HUD-assisted projects have much shorter affordability controls and may be at risk of conversion to market-rate housing due to the expiration of Section 8 contracts.

During the ten-year at-risk housing analysis period, Overall, 22 projects totaling 2,089 affordable units may be considered at risk. The projects are primarily at risk of becoming market-rate housing due to the potential expiration of the Section 8 contracts. These contracts are project based – attached to the specific project – rather than vouchers, which move with the individual tenant. Project-based Section 8 contracts can be renewed for up to 20 years. Renewals are subject to annual appropriations by Congress. For this reason, projects with Section 8 contracts are considered at risk of losing their affordability annually.

Table B-23: Inventory of Assisted Rental Housing Developments

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
At-Risk				
American Gold Star Manor 3021 Goldstar	S	139 of 348	Section 8	5/1/2015 (Current & Overall) Nonprofit Owned
Belmeno Manor 2441 Belmont	D	6 of 6	Section 811	8/31/2020 (Current & Overall) Nonprofit Owned
Casa Corazon 408 Elm Avenue	S/D	24 of 24	Section 8	7/31/2020 (Current & Overall)
			Section 202/811/162 LBCIC	9/1/2034 Nonprofit Owned
Merit Hall Apts. 1035 Lewis Ave	S/D	19 of 20	Section 811	9/2/2020 (Current) 9/2/2021 (Overall)
			LBCIC	Nonprofit Owned
Northpointe Apartment Homes 5441 Paramount	S/F	167 of 528	Section 8	8/31/2020 (Current) 8/31/2032 (Overall)
		526 of 528	City of Long Beach	1/1/2032
Pacific Coast Plaza &Villa 690-700 E. PCH	F	50 of 50	Section 8	12/31/2020 (Current) 12/31/2020 (Overall)
Plymouth West 240 Chestnut	S	137 of 196	Section 8	12/31/2020 (Current) 12/31/2039 (Overall)
			Section 202	Nonprofit Owned
Beach-Wood Apts. 475 W. 5th St. 505 W. 6th Street	Non-elderly Disabled	44 of 45	Section 8	7/31/2021 (Current) 7/31/2037 (Overall)
			Section 202	Nonprofit Owned
Casitas Del Mar I-IV - 1324 Hellman Ave. - 1030 Olive St. - 1430 E. 17th St. - 851 MLK Blvd.	F	12 of 12	Section 8	1/27/2021 (Current &Overall) Non Profit Owned
Covenant Manor 600 E 4th Street	S/ Mobility Disabled	100 of 100	Section 8	2/28/2021 (Current) 2/28/2034 (Overall)
			Section 202	Nonprofit Owned
Long Beach Manor 2209-11 Clark Street	D	6 of 6	Section 811	1/31/2021 (Current & Overall) Nonprofit Owned

Table B-23: Inventory of Assisted Rental Housing Developments (continued)

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
Lutheran Towers 2340 4th Street	S/D	92 of 93	Section 8	1/3/2021 (Current)
			Section 202/811	1/3/2034 (Overall) Nonprofit Owned
New Hope Home 1150 New York St.	S	140 of 140	Section 8 LMSA	5/31/2021 (Current) 5/31/2031 (Overall) Nonprofit Owned
Park Pacific Towers 714 Pacific Ave.	S/D	157 of 183	Section 8 LMSA	3/31/2021 (Current) 3/21/2023 (Overall) Nonprofit Owned
Providence Gardens 1011 Pine Avenue	S	157 of 200	Section 8 LMSA	6/30/2021 (Current) 6/30/2031 (Overall) Nonprofit Owned
Seamist Tower 1451 Atlantic Blvd.	S/D	74 of 75	Section 8	2/28/2021 (Current) 2/28/2035 (Overall)
			Section 202 LBCIC	Non Profit Owned
St. Mary's Tower 1100 Atlantic	S/D	148 of 148	Section 8	6/30/2021 (Current) 6/30/2036 (Overall)
			Section 207/223(f)	Nonprofit Owned
Atlantic Apts 814 Atlantic Ave.	D	13 of 13	HOME	12/23/2023
Sara's Apts. 240 W. 7th	D	29 of 29	HOME	12/23/2023
Brethen Manor 3333 Pacific Place	S	295 of 296	Section 202	2024 Nonprofit owned
Northside Apts. 128-30 E. 8th	F	47 of 47	LBAHC / CHFA	2030
Lois Apartments 321 W. 7th St.	S	24 of 24	LBCIC	1/25/2031 Nonprofit Owned
Not At-Risk				
Springdale West I, II, & III 2095 W. Spring St	F	364 of 410	Section 8 LMSA	7/31/2037 (Current &Overall)
Federation Tower 3799 E. Willow St.	S	50 of 50	Section 8	4/30/2039 (Current & Overall)
			Section 202	Nonprofit Owned
Seagate Village 1450 Locust	S/D	44 of 44	Tax Credit	2050

Table B-23: Inventory of Assisted Rental Housing Developments (continued)

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
Cambridge Place 421 W. 33rd St	F	24 of 24	LBAHC / Tax Credit	2050
Beechwood Terr. 1117 Elm Ave	F	25 of 25	LBAHC / Tax Credit	2050
Grisham Community Housing 11 W. 49th St. #B	F	94 of 96	LBCIC /Tax Credit	12/1/2057
Pacific City Lights Apts. 1601 Pacific Ave	F	41 of 42	HOME / Tax Credit	11/9/2059
Alamitos Apartments 1034 Alamitos Avenue	F	30 of 30	HOME	1/1/2061
Artesia Courts Apartments 3281-3283 Artesia Blvd.	F	36 of 36	HOME	1/1/2061
Cedar Court Apartments – North 1855, 1865, & 1895 Cedar Ave	F	16 of 16	HOME / Tax Credits / Multi-Family Revenue Bond	1/1/2061
Cedar Court Apartments – South 1843-1849 Cedar Ave.	F	16 of 16	HOME / Tax Credits / Multi-Family Revenue Bond	1/1/2061
Linden Garden Court Apts. 6371 Linden / 531 E. 64th St,	F	24 of 24	HOME	1/1/2061
Ocean Gate Apts 1070 Martin Luther King Jr. Ave.	F	20 of 20	HOME	1/1/2061
Orange Ave. Apts. 1000 Orange Ave.	F	19 of 19	HOME	1/1/2061
Ocean Breeze Senior Apts. 854 Martin Luther King Blvd.	S	16 of 16	HOME	1/1/2061
Valentine Garden Apts. 6185, 6191, 6195 Linden Ave.	F	18 of 18	HOME	1/1/2061
Cerritos Court Apartments 842-858 Cerritos Ave.	F	12 of 12	HOME	1/1/2061
Seabreeze Apts. 745 Alamitos Ave.	S	44 of 44	HOME / Density Bonus	1/1/2061
Elm Ave. Apts. 530 Elm Ave.	D	16 of 17	Tax Credit	1/1/2063
Menorah Senior Housing 575 E. Vernon	S	65 of 66	Section 202	1/31/2064 (Current & Overall) Nonprofit Owned

Table B-23: Inventory of Assisted Rental Housing Developments (continued)

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
Long Beach and Burnett Apartments 2355 Long Beach Blvd.	F	36 of 46	LBCIC / Tax Credit	1/1/2064
Villages at Cabrillo - Family Commons 2001 River Ave.	F	80 of 81	Tax Credit Section 8	3/31/2064
Courtyards Apartments 1027 & 1045 Redondo Ave. 1134 Stanley Ave. 350 East Esther St.	D/A	44 of 46	LBCIC	1/1/2066
The Palace 2642 East Anaheim St.	Y	14 of 14	LBCIC	4/30/2067
Collage Apartments 1893-1911 Pine Ave.	F	14 of 14	Set-Aside / HOME / NSP1	1/1/2067
The Sage at Evergreen Apts 1801 E. 68th St.	F	26 of 26	LBCIC / HOME	2067
The Palm at Evergreen Apts 1823 E. 68th St.	F	36 of 36	LBCIC / HOME	2067
The Jasmine at Evergreen Apts. 1528-32 Freeman	F	19 of 19	LBCIC / HOME	2067
Senior Arts Colony & The Annex 202 E. Anaheim St.	S	198 of 200	LBCIC	7/1/2068
Ramona Park Senior Apartments	S	60 of 61	Low-Income Housing Bond	12/2069
Belwood Arms Apartments 6301 Atlantic Ave.	F	33 of 34	Low-Income Housing Bond	6/2069
Lime Street Apartments 1060 Lime Ave.	F	16 of 16	HOME / Tax Credits / Multi-Family Revenue Bond / Set-Aside	1/1/2099
Renaissance Terrace 926 Locust Ave	S/F S	61 of 102 29 of 102	Housing Authority Density Bonus	Perpetuity
Redondo Plaza 645 Redondo	S/D	40 of 59	Density Bonus	Perpetuity
Magnolia Manor 1128 E. 4th St	S	54 of 54	Density Bonus	Perpetuity
Vintage Senior Apts. 1330 Redondo	S	20 of 20	Density Bonus	Perpetuity

Table B-23: Inventory of Assisted Rental Housing Developments (continued)

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
1542 Orizaba	S	16 of 16	Density Bonus	Perpetuity
City Terrace 425 E. 3rd St.	S/D	93 of 98	Density Bonus	Perpetuity
3485 Linden	S	29 of 29	Density Bonus	Perpetuity
3945 Virginia	S	25 of 25	Density Bonus	Perpetuity
Village Chateau 518 E. 4th St.	S	28 of 28	Density Bonus	Perpetuity
Carmelitos Public Housing 1000 Via Wanda	S/F	713 of 713	Housing Authority	Perpetuity
Vistas Del Puerto Apts	F/H	48 of 48	LBCIC	
Las Ventanas	F	101 of 101	LBCIC AHSC	
The Spark at Midtorn	F/H	95 of 95	LBCIC	
The Beacon	S/V	160 of 160	LBCIC	
Washington Homes	D	1 of 1	LBCIC	
Redondo Homes	D	5 of 5	LBCIC	
469 West Apartments	H	40 of 40	LBCIC	
1500 E. Anaheim	F	88 of 88	LBCIC	
Woodbridge Apartments	F	49 of 49	LBCIC	
9th Street Homes	D	1 of 1	LBCIC	
Sunfield Homes	D	1 of 1	LBCIC	
Keystone Homes	D	1 of 1	LBCIC	
Clark Apartments	D	7of 7	LBCIC	
Assisted	**5,356**			
Total	**5,692**			

Long Beach Community Investment Company (LBCIC), 2020;
Long Beach Affordable Housing Corporation (LBAHC), 2020;
Tenant Type: S = Senior; F = Family; D = Disabled; Y = At-Risk Youth; A = Adults; H = Homeless; V = Veterans
Note: Status of Section 8 contracts is based on HUD database, which is only updated periodically.

Sources: HUD Inventory of Section 8 projects, 2013; Low Income Housing Tax Credit database at www.huduser.org, 2020

B.5.3 Preservation and Replacement Options

Preservation or replacement of at-risk projects in Long Beach can be achieved in several ways: 1) provision of rental assistance to tenants using other funding sources; 2) replacement or development of new assisted multi-family housing units; and/or 3) purchase of affordability covenants. These options are described below, along with a general cost estimate for each. The City has been successful in preserving many of the affordable housing projects, extending the affordability covenants by:

» Providing additional subsidies
» Coordinating with HUD
» Assisting in funding applications

Rental Assistance

In the unlikely event that Section 8 subsidies are no longer available or projects are converted to market-rate, a preservation option is to provide rent subsidies using other funding sources. **Table B-24** provides a general estimate of the cost of subsidizing the rents to Fair Market Rent (FMR) level. This estimate is only intended to demonstrate the magnitude of needs and does not represent a precise calculation of the costs involved.

Table B-24: Rent Subsidies Required

Unit Size/Household Size[1]	Number of Units	Fair Market Rent[2]	Household Annual Income	Affordable Housing Cost[4]	Monthly per Unit Subsidy[5]	Total Monthly Subsidy
Very Low Income (50% AMI)[3]						
1 Bedroom/ 2-person household	1,813	$1,517	$45,050	$1,009	$508	$921,004
2 Bedroom/ 3-person household	276	$1,956	$50,700	$1,129	$827	$228,252
Total Monthly	2,089	$1,149,256				
Total Annual Subsidy		$13,791,072				

Assumptions:
1. Family units are assumed to be 2-bedrooms and other special needs units are assumed to be one-bedrooms
2. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2020 HUD FMR for the Housing Authority of the City of Long Beach Small Area Demonstration.
3. Rents are restricted to 50% AMI in these buildings, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).
4. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals.
5. The monthly subsidy covers the gap between the FMR and the affordable housing cost.

Source: Veronica Tam and Associates, 2020.

Construction of Replacement Units

The construction of new low income housing units as a means of replacing currently at-risk units is an option for Long Beach. The cost of developing housing depends upon a variety of factors including the density and size of the units (i.e. square footage and number of bedrooms), location, land costs and type of construction. Based on general assumptions for average construction costs, it would cost approximately $300 million to construct 2,089 affordable replacement units, excluding land costs and other soft costs (such as architecture and engineering). Including land costs, the total costs to develop replacement units would be significantly higher.

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide a lump sum financial package to maintain the projects as low-income housing, including writing down the interest rate on or paying off the remaining loan balance, and/or supplementing the Section 8 subsidy received with cash flow for other expenses. By providing lump sum financial assistance or an on-going subsidy in rents or reduced mortgage interest rates, the City could ensure that some or all of the assisted units remain affordable.

Entities with Capacity to Acquire/Manage At-Risk Projects

Described below are public and non-profit agencies that have been actively involved in housing activities in the City of Long Beach. These agencies play important roles in meeting the housing needs of the City. In particular, they are critical in the improvement of the housing stock and the preservation of at-risk housing units in Long Beach.

Long Beach Community Investment Company (LBCIC): The LBCIC is a non-profit, public benefit corporation created by the City of Long Beach to aid in the support, financing and development of affordable housing based on needs identified, in part, by the Housing Element. The City advances money to the LBCIC from its Housing Development Fund for the production, improvement, or preservation of affordable housing throughout Long Beach.

Long Beach Housing Authority: The Housing Authority of the City of Long Beach receives funds from the federal Department of Housing and Urban Development (HUD) to provide Section 8 rental assistance to low income individuals and families so that they can afford to rent decent, safe, and sanitary housing.

In addition, many nonprofit developers have expressed interested in providing affordable housing in Los Angeles County. These include:

- Abode Communities
- Amcal
- Bridge Housing
- Century Housing Corporation
- Clifford Beers Housing
- Habitat for Humanity
- Jamboree Housing
- LINC Housing
- Mercy Housing
- Menorah Housing
- Meta Housing Corporation
- National Community Renaissance (National CORE)

The following organizations have partnered with the City in recent years to acquire and/or develop affordable housing:

- Abode Communities
- Bridge Housing Corporation
- Century Affordable Development, Inc.
- Clifford Beers Housing
- Habitat for Humanity of Greater Los Angeles
- Home Ownership for Personal Empowerment (HOPE)
- Jamboree Housing Corporation
- Linc Housing
- Mercy Housing California
- Skid Row Housing

Section B.6 Housing Problems

The SCAG data estimating the number of households at each income level presented earlier does not provide any detail on the specific housing needs and problems faced by the City's lower income households. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD, however, provides detailed information on housing needs by income level for different types of households in Long Beach. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30% of gross income; or
- Severe housing cost burden, including utilities, exceeding 50% of gross income.

B.6.1 Overcrowding

Overcrowding is a significant issue in Long Beach. Overcrowding is defined by the State Department of Housing and Community Development (HCD) as a household with more than one person per room (excluding bathrooms and kitchen). Severe overcrowding is defined as a household with more than 1.5 persons per room. Overcrowding typically occurs when housing costs are so high relative to income that families double-up or take on roommates or boarders to devote income to other basic needs, such as food and medical care. The current housing crisis resulting from an inventory shortage and high costs of housing also necessitates many families or individuals to share housing arrangements, leading to potential overcrowding.

Table B-25 indicates the level of overcrowding by tenure. Overall, 15 percent of the renter-households and 5 percent of the owner-households in the City were considered overcrowded. Further, 7 percent of renter households and 2 percent of owner households were severely overcrowded. Although this information on overcrowding conditions is not available based on income level, other data show that overcrowding disproportionally impacts low-income households.

Table B-25: Overcrowding by Tenure (2019)

	Owner Occupied Units		Renter Occupied Units	
	Number	Percent of Total	Number	Percent of Total
Not Overcrowded (1.00 or Less Occupants/Room)	62,906	94.7%	85,682	85.4%
Overcrowded				
1.01 to 1.50 Occupants/Room	2,422	3.6%	8,150	8.1%
1.51 or More Occupants/Room	1,131	1.7%	6,522	6.5%
Total Units	66,459	100.0%	100,354	100.0%
Source: U.S. Census Bureau, American Community Survey (ACS), 2015-2019, 5-year estimates.				

Overcrowding rates also vary significantly by race and ethnicity as illustrated in **Figure B-14**. Rates of overcrowding are significantly higher for Hispanic/ Latino households, with 24 percent of households being overcrowded. Households categorized as "some other race", including American Indian/Alaska Native, Native Hawaiian/Other Pacific Islander, also experience a higher likelihood of overcrowding at 25 percent. Approximately 12 percent of Asian households in the City live in overcrowded conditions.

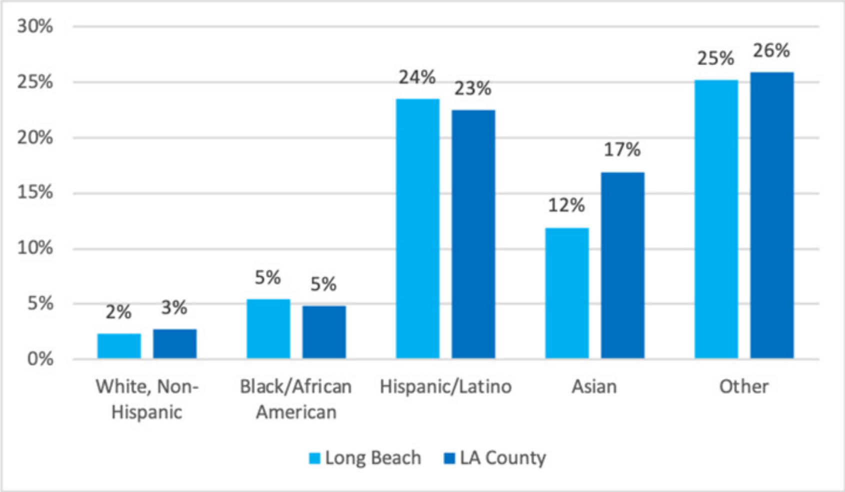
The desire for multi-generational living or living with extended family members can also create overcrowded conditions due to a lack of affordable larger units within the City. Multi-generational living tends to be most common in Hispanic and Asian cultures, indicating that it may be a contributing factor in higher rates of overcrowding for these groups. As noted previously in this section, the majority of Hispanic households are renters, and there is a severe lack of larger rental units within the City. These factors, coupled with lower income levels, constraints related to immigration status, and discrimination make it difficult for multi-generational households to find appropriately sized, affordable housing.

Overcrowded situations can disproportionately impact children, leading to the perpetuation of intergenerational social inequities. The lack of comfortable space can lead to difficulty learning and poorer quality sleep. Children in overcrowded housing are also more likely to catch an illness.

Figure B-13 illustrates overcrowding rates in the City by Census Tract. Areas with the highest rates of overcrowding are located Central Long Beach, along the Anaheim Street corridor. Wrigley and North Long Beach also had higher levels of overcrowding. Higher rates of overcrowding correspond with higher percentages of non-White population as shown in **Figure B-2**, consistent with the data presented in **Figure B-12** illustrating that households of color experience higher rates of overcrowding. Households of color have more limited access to jobs and are more likely to be employed in lower paid occupations (i.e., service occupations), which contribute to a lack of choice in housing and the need to pool multiple incomes to afford housing. When coupled with limited affordable housing in the City in general, and a lack of affordable housing development in predominantly white areas, such as East Long Beach, concentrations of overcrowding result in communities of color.

The Covid-19 pandemic has created additional issues for households living in overcrowded conditions. The contagiousness of the disease means that it is easier for it to spread amongst households that are living in more crowded conditions. Additionally, these households may find it difficult for one member to isolate if they get sick, due to lack of space, leading to other household members getting sick.

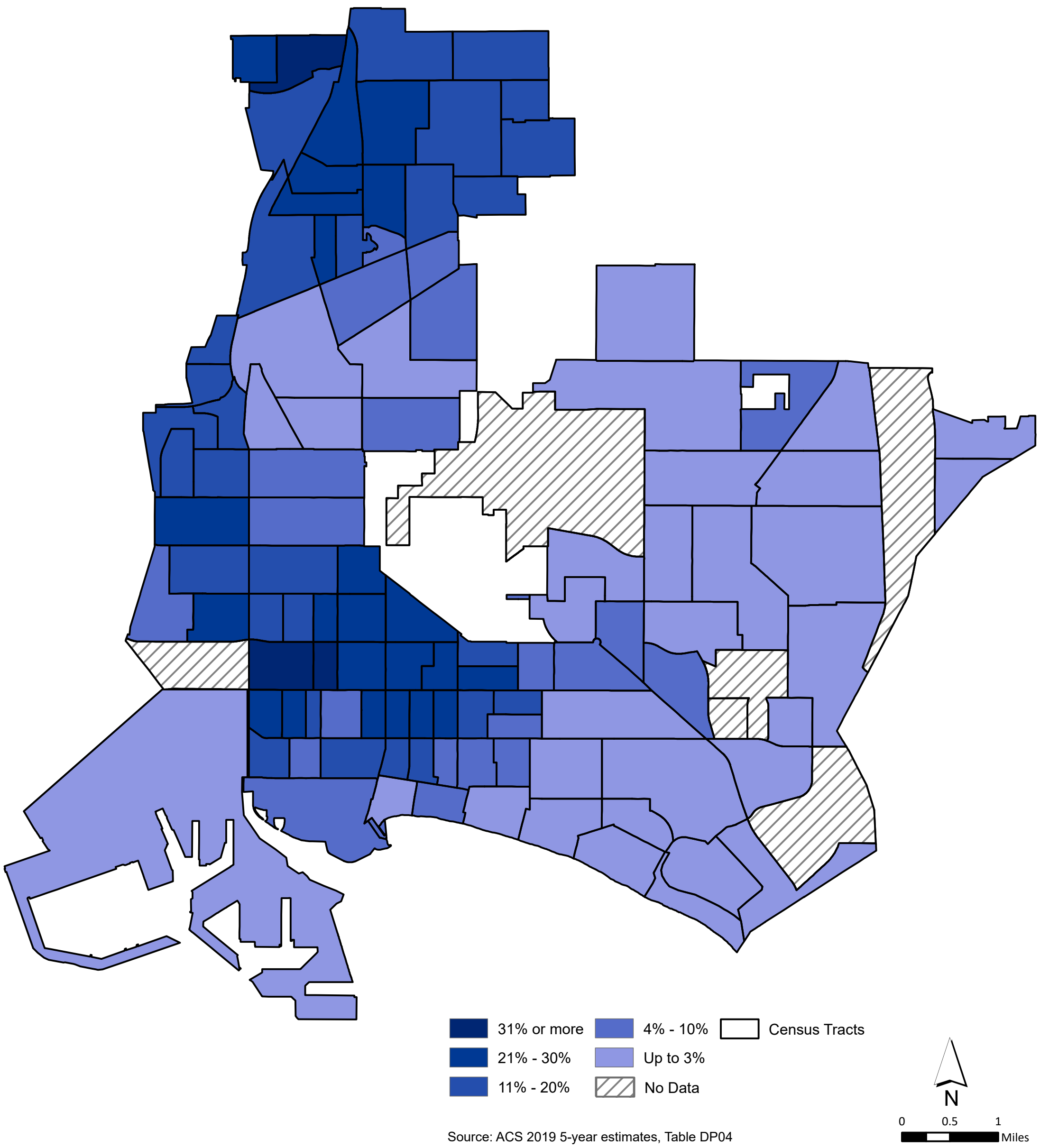
Figure B-12: Overcrowding Rates by Race/Ethnicity (2019)



Source: U.S. Census Bureau, American Community Survey (ACS), 2015-2019, 5-year estimates.

Note: Other includes American Indian/Alaska Native and Native Hawaiian/Pacific Islander

Figure B-13: Overcrowding by Census Tract



Source: ACS 2019 5-year estimates, Table DP04

B.6.2 Lack of Complete Plumbing or Kitchen Facilities

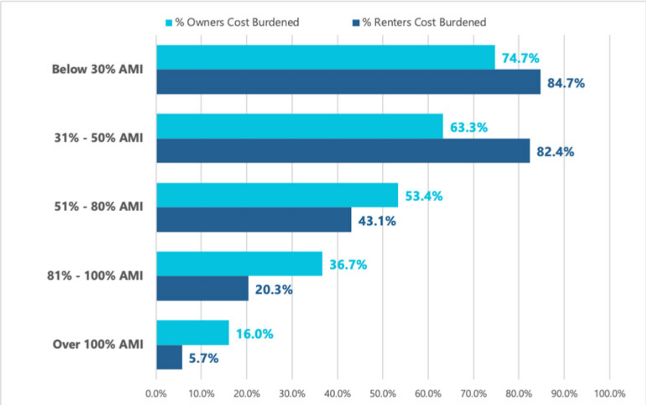
Very few households are impacted by a lack of complete plumbing or kitchen facilities. According to CHAS data, less than one percent of owner households lacked complete facilities and just over two percent of renter households lacked complete facilities. Where this issue exists, it likely is related to the age of the structure and lack of necessary maintenance over time.

B.6.3 Cost Burden

Most lower income households cope with housing cost issues either by assuming a cost burden, or by occupying a smaller than needed or substandard unit. Specifically, according to CHAS data based on the 2013-2017 American Community Survey, 83 percent of the City's extremely low income households and 78 percent of very low income households were housing cost burdened. Overall, 43 percent of all Long Beach households were housing cost burdened.

Figure B-14 illustrates cost burden broken down by income category and tenure. As shown, a higher proportion of extremely low and very low income renter households are cost burdened when compared to owner-occupied households. However, a higher proportion of owner-occupied households in the low, moderate, and above moderate categories are impacted by cost burden.

Figure B-14: Housing Cost Burden by Income and Tenure

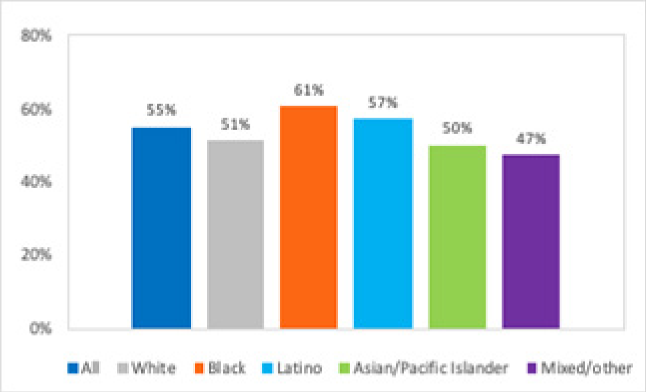


Source: HUD Comprehensive Affordability Strategy (CHAS), based on American Community Survey (ACS), 2013-2017.

Specifically, 85 percent of renter-households and 75 percent of owner-households in the extremely low income level were impacted by housing cost burden.

Figure B-15 look specifically at cost burden for renter households. As shown in **Figure B-17**, cost burden is highest among Black renter households; however, cost burden impacts all renters at a similar rate, with little distinction by race/ethnicity in terms of proportion of renters burdened, although again a larger proportion of black people and people of color are renters compared to white people.

Figure B-15: Percent of Rent-Burdened Renter Households (2017)



Source: IPUMS USA, National Equity Atlas

Section B.7 Affirmatively Furthering Fair Housing

In January 2019, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

The City of Long Beach completed an Assessment of Fair Housing (AFH) in 2017. In conducting the AFH, the City of Long Beach identified the fair housing issues that affect individual and household access to housing in the City, identified the leading contributing factors to these fair housing issues, and developed goals and milestones to address each fair housing issue and the related contributing factors. Analysis in this section is taken primarily from the AFH.

B.7.1 Summary of Fair Housing Issues

The City of Long Beach AFH summarizes fair housing issues in Long Beach under the following key topics:

- **Disproportionate Housing Needs of Protected Classes and Lack of Affordable Housing:** Minority, elderly, and disabled households in Long Beach are disproportionately represented in the low-income group, which subsequently leads to a lack of housing choice. While the City has been working to expand the affordable housing inventory diminished funding and limited vacant and underutilized properties with development potential have been limiting factors, and the needs in the community remain unmet.

- **Lack of Sufficient Housing Choice Vouchers (Section 8):** Almost 7,000 households in Long Beach rely on the Housing Choice Voucher (HCV) program to afford decent and adequate housing. The HCV program is in high demand with a long waiting list of applicants. Not only do applicants have to wait a long time to receive a voucher, once a voucher is available, it often takes a long time to find a landlord that is willing to accept it. Voucher use is primarily concentrated in the City's older multi-family neighborhoods. Few single-family property owners are willing to accept vouchers.

- **Need to Provide Affordable Housing Opportunities throughout the City:** The need to offer affordable housing opportunities Citywide, rather than being concentrated in specific neighborhoods, was a recurring theme throughout the community outreach and data analysis process for developing the AFH. One possible strategy is increasing density in high-opportunity areas.

- **Displacement:** Similar to many other local communities, the City faces the dilemma of needing to improve deteriorating neighborhoods, such as areas defined as Racial/Ethnic Concentrated Areas of Poverty or R/ECAPs, and the unintended consequence of economically displacing existing residents after improvements are made. As the cost of housing continues to rise, low-income residents, particularly low-income renters who are predominantly communities of color, disproportionately face displacement and threats of displacement for the reasons described above.

B.7.2 Fair Housing Analysis

Patterns of Segregation and Minority Concentrations

In Long Beach, racial and economic disparities are manifested spatially across the City, as evidenced by the segregated housing patterns in the City described below. When assessing the location of residents by race, the areas where minority populations reside are those areas with somewhat lower housing costs compared to other parts of the City due to the age and quality of housing stock, historic underinvestment in neighborhoods of color, as well as disproportionately high pollution burdens. Tools such as CalEnviroScreen help identify the California communities that are most affected by many sources of pollution and the areas where people are often especially vulnerable to pollution's effects. For Long Beach, CalEnviroScreen shows how Central, West and North Long Beach experience some of the highest cumulative burdens in California. It reveals that many areas are worse off than 95 percent of the state. Only 2.2 miles away, neighborhoods in eastern Long Beach face a lower cumulative burden than 85 percent to 90 percent of the State.

It is no coincidence that the populations living in these areas tend to be low income persons of color. These geographic patterns exist due to socioeconomic inequality caused by long-standing discriminatory practices in education, housing, employment, local political representation, and access to resources. Low income persons of color were historically excluded from neighborhoods with less environmental pollution and greater public investment through policies and practices such as redlining and exclusionary zoning, the impacts of which are still evident today in the high levels of housing segregation by race in Long Beach.

Therefore, one of the most pressing issues regarding segregation in the City is the lack of access to opportunity areas and resources – including quality education, environmental health, and employment – for residents of color who have been historically excluded from high opportunity areas due to lack of access to housing, particularly affordable housing.

Dissimilarity Index

The Long Beach AFH utilized the Dissimilarity Index as a measurement of housing segregation. The index, presented in **Table B-26** represents the percentage of one group that would have to move into a new neighborhood to achieve perfect integration with another group. An index score can range in value from 0, indicating complete integration, to 100, indicating complete segregation. A value of 60 (or above) is considered very high, values of 40 or 50 are usually considered a moderate level of segregation, and values of 30 or below are considered to be fairly low. A high value indicates that the two groups tend to live in different census tracts.

In Long Beach, the dissimilarity indices reveal that the City has high to very high levels of segregation in which people of different racial and ethnic backgrounds live in relative isolation to one another. **Table B-26** shows how these levels of segregation have been increasing over time. Segregation between White and non-White groups is high to very high for all groups, but is slightly lower between White and Asian or Pacific Islanders compared to other non-White groups.

Table B-26: Racial/Ethnic Dissimilarity Trends

Racial/Ethnic Dissimilarity Index	City of Long Beach		
	1990	2000	2010
Non-White/White	52.53	57.27	57.85
Black/White	56.60	58.09	59.51
Hispanic/White	54.65	60.92	60.19
Asian or Pacific Islander/White	51.71	52.93	53.95

Sources: AFFHT Data Table 3; Decennial Census

Segregation Trends

Researchers evaluate the degree of racial and ethnic integration as an important measure or evidence of fair housing opportunity. Segregation levels in the City have changed over time (since 1990). According to the dissimilarity index values measured between 1990 and 2010, Long Beach has generally seen increases in its concentrations of all racial/ethnic groups throughout the City (**Table B-26**). This may indicate increasing segregation of racial/ethnic groups in the City of Long Beach. While today, there are more minority residents residing in historically White neighborhoods, this increase is only a result of an overall increase in minority population in the City.

Segregation by Protected Class

The following section identifies areas in the City with high levels of segregation by race/ethnicity, national origin, and LEP group. Additional analysis and documentation can be found in the City's AFH.

Race and Ethnicity

While Long Beach as a whole is an ethnically diverse community, patterns of ethnic concentration are present within particular areas. Concentrations of Hispanic residents are evident in numerous Long Beach neighborhoods, including the majority of Central Long Beach, Downtown, North Long Beach, and the Westside. The majority of neighborhoods with a concentration of Hispanic residents also exhibit concentrations of Black residents.

There is a clear pattern of concentration of White residents living in the eastern parts of the City. These eastern Census tracts with concentrations of White residents also evidence the highest for-sale housing values in Long Beach. Census data shows that the City has become increasingly diverse, from 68 percent White in 1980 to just 29 percent White in 2010. The east side of the City is experiencing similar trends, although at a slower pace due to the generally higher costs of housing in the area that are inaccessible to low-income communities of color which continue to suffer from the legacy and continued impacts of exclusionary and discriminatory policies and systems that are reinforced by market forces. Furthermore, turnover rates in east Long Beach neighborhoods are lower.

National Origin

According to the AFH, persons of Mexican, Guatemalan, and Salvadoran national origin appear to be concentrated in western and central parts of the City just south of the Pacific Coast Hwy, and in North Long Beach just above 48th Street.

Limited English Proficient

Residents who are Limited English Proficient (LEP) may face additional challenges with becoming integrated throughout more varied areas in the City. With limited English language abilities, they face potential barriers to employment and adequate housing, which may dictate where they may choose or be able to settle and locate. Residents who have the most limited abilities to read, speak, write or understand English, are concentrated in western parts of the City, primarily north of Downtown and Central Long Beach, and to a lesser extent North Long Beach and the Westside. Reflective of the City's overall demographics, the majority of these individuals speak Spanish (15 percent), Khmer (two percent), and Tagalong (one percent). All LEP residents, regardless of language spoken at home, are notably concentrate in these areas.

Contributing Factors of Segregation

Table B-27 lists the contributing factors that significantly create, contribute to, perpetuate, or increase the severity of segregation in Long Beach, as identified in the AFH. Additional discussion, supporting data and analysis in regards segregation and these contributing factors can be found in the City of Long Beach AFH.

Table B-27: Contributing Factors of Segregation

	Contributing Factors of Segregation
√	Displacement of residents due to economic pressures
√	Location and type of affordable housing
√	Private discrimination
√	Source of income discrimination*

* Source of income discrimination: a property owner cannot choose to reject an applicant based on where their income comes from as long as it is a lawful source (e.g., alimony, child support or other compensation). This also includes Section 8 housing subsidies.

Access to Opportunities

HUD has developed a series of indices to help inform communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. HUD-provided index scores are based on nationally available data sources and assess City residents' access to key opportunity assets in Long Beach. **Table B-28** provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

» **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.

» **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.

» **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.

» **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.

» **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.

» **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

» **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Table B-28: Opportunity Indicators by Race/Ethnicity

City of Long Beach	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	64.93	65.24	67.55	81.52	83.01	50.00	4.59
Black, Non-Hispanic	32.07	40.94	33.56	85.47	88.43	41.75	3.71
Hispanic	30.76	42.50	31.65	85.53	88.22	39.96	3.67
Asian or Pacific Islander, Non-Hispanic	41.42	47.24	39.11	83.75	85.79	43.52	3.65
Native American, Non-Hispanic	42.32	49.42	46.46	84.71	87.29	44.75	4.06
Population below federal poverty line							
White, Non-Hispanic	50.99	56.34	58.06	84.73	87.59	48.25	4.62
Black, Non-Hispanic	20.93	38.60	24.96	87.26	90.71	38.34	3.55
Hispanic	18.75	38.29	23.31	87.90	91.15	38.47	3.75
Asian or Pacific Islander, Non-Hispanic	29.16	45.62	32.25	87.04	89.58	40.73	4.16
Native American, Non-Hispanic	23.25	40.84	26.55	87.30	90.80	46.07	4.47
Note: American Community Survey Data are based on a sample and are subject to sampling variability.							
Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA							

Patterns in Disparities in Access to Opportunity

This section discusses overarching patterns related to inequitable access to opportunity and exposure to adverse community-level factors based on race/ethnicity, national origin or family status. The City of Long Beach AFH contains a more in depth discussion of disparities in access to opportunity, including mapping of opportunity indicators.

Race/Ethnicity

In the City's overall population, Black and Hispanic residents are the racial/ethnic groups most negatively impacted by their exposure to adverse community-level factors in Long Beach. Black and Hispanic residents experience the worst poverty rates, the worst environmental health indicators and the lowest school proficiency scores (**Table B-28**).

According to the AFH, in the City of Long Beach, Black and Hispanic residents disproportionately face more barriers to employment based on the neighborhoods in the City in which they reside. Black and Hispanic residents are located in areas in Long Beach that have scored the lowest in the job proximity and labor force engagement indices. In comparison, White residents in Long Beach generally reside in areas with the highest index scores, representative of greater access to employment opportunities.

According to HUD's transit trips index (**Table B-28**), in the City of Long Beach, regardless of race/ethnicity, City residents have high transit trip index scores (between 81 and 85 points). Hispanic and Black residents have slightly higher index scores when compared to those of other race/ethnicities, while White residents have the lowest scores. When comparing transit trip index scores by race/ethnicity for residents below the federal poverty line, all residents have similar scores except White residents who again have the lowest index scores. This might reflect that generally White residents are less likely to use public transportation than their neighboring counterparts.

National Origin

In the City, those Long Beach foreign-born residents originating from Mexico, the Philippines, or Cambodia typically reside in areas with the lowest school proficiency index scores. They are also located in areas in the City that reflect the lowest job proximity index scores and therefore the least access to employment, and also generally reside in areas with low index scores for labor force engagement. According to the AFH those of Mexican, Cambodian, and Guatemalan national origin reside in areas that have high scores for transit trips and also for low transportation cost.

The majority of the foreign-born population found in the City of Long Beach, regardless of national origin, is located in the City's areas with the lowest poverty index scores (highest areas of poverty). Notable also is a correlation between high concentrations of minority residents and high levels of poverty in the City.

Familial Status

Access to proficient schools is particularly important to a community with high proportions of families with children. In Long Beach, families with children may be facing additional hardships in obtaining quality education. According to the AFH, 60 to 100 percent of households in areas that generally received low scores in the school proficiency index (less than 50 index points) are families with children. The highest performing schools in Long Beach are located in parts of the City with the fewest children.

When comparing household access to employment centers and engagement in the labor force based on familial status, large proportions of households with children reside in areas with the lowest index scores.

Census tracts with a high percentage of families with children are also areas that receive high index scores for transit trips and high index scores for low transportation cost. This could reflect a trend that family households with children prioritize access to public transportation when locating in the City.

Families with children are heavily exposed to high poverty rates. In some tracts with the highest poverty rates, as many as 80 to 100 percent of all families in the area are families with children.

Conclusion

The findings of the City's Assessment of Fair Housing will play a significant role in the development of the Housing Plan for the Housing Element. The AFH clearly shows that Long Beach's communities of color are disproportionately impacted by higher poverty rates, limited of access to jobs, high levels of pollution, and lower quality schools, which have been perpetuated by systemic discriminatory practices in zoning, employment, and education, and lack of access to resources and political representation. This information must be kept at the forefront as goals, policies, and programs are developed for the Housing Plan.

Appendix C: Site Inventory

This section describes and analyzes the land resources available for development, rehabilitation, and preservation of housing in the City of Long Beach. This includes the adequate sites inventory and other manners employed by the City to satisfy its share of the region's future housing needs, as well as a detailed overview of the site inventory analysis methodology and assumptions used to develop the adequate sites inventory.

Section C.1 Regional Housing Needs Assessment

State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. The number of new units that must be accommodated is determined by each jurisdiction's share of the region's projected housing needs for the current planning period. This share, called the Regional Housing Needs Assessment (RHNA), is important because compliance with this requirement is measured by the jurisdiction's ability to provide adequate development capacity through appropriate land use policies and development regulations to accommodate the RHNA.

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six-county region, including the County of Los Angeles.[1] The RHNA is distributed by income category. For the 2021 Housing Element update, the City of Long Beach is allocated a RHNA of 26,502 units as follows:

- Extremely Low Income (up to 30% of AMI): 3,570 units[2] (13.5%)
- Very Low Income (31% to 50% of AMI): 3,571 units (13.5%)
- Low Income (51% to 80% of AMI): 4,047 units (15.3%)
- Moderate Income (81% to 120% of AMI): 4,158 units (15.7%)
- Above Moderate Income (more than 120% of AMI): 11,156 units (42.1%)

The projected housing needs for extremely low income households are estimated at 50 percent of the very low income RHNA. However, for purposes of identifying sites for RHNA, no separate sites inventory is required for extremely low income housing needs.

The RHNA for this planning period commences on June 30, 2021 and covers through October 15, 2029. The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units. An important component of Long Beach's Housing Element is the identification of sites for future residential development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs as determined by SCAG.

Section C.2 Future Residential Dwelling Unit Potential

In order to obtain a state-certified Housing Element, the City must demonstrate that its plans, policies and zoning facilitate the production of the 26,502 unit RHNA allocation. The City may meet its RHNA obligation through a combination of: the projected number of Accessory Dwelling Units (ADUs) anticipated to be permitted based on recent trends; of approved and proposed residential development projects in the pipeline; and through an inventory of sites with demonstrated zoning capacity to accommodate the RHNA allocation.

[1]Southern California Association of Governments (SCAG) covers a six-county region, which includes Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

[2]The City has a RHNA allocation of 7,141 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50% of the very low income units as extremely low. Therefore, the City's RHNA of 7,141 very low income units may be split accordingly into 3,570 extremely low (50%) and 3,571 very low income (50%) units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

To fulfill the latter element and to demonstrate that the City has adequate zoning capacity to accommodate its RHNA, state law requires each jurisdiction to develop a Site Inventory and accompanying methodology as part of its housing element update. The Site Inventory is comprised of a list of sites and an associated map that identifies the sites that are zoned at the appropriate densities and that in total can accommodate the RHNA allocation while also meeting a number of specific, state-mandated criteria.

Consistent with this requirement, Long Beach Planning Bureau staff developed a methodology to identify sites that are feasible for housing development over the next eight years, and therefore, eligible to be included in the mandatory site inventory. Sites identified are generally located where the Land Use Element (LUE) PlaceTypes already planned for development to occur, largely on major corridors, in community centers and near public transit stops. The sites on the inventory are generally located in those areas where the opportunity for denser residential and mixed-use development has been focused by the LUE in alignment with state law and planning best practices for focusing new housing near jobs, shopping and transit, in order to expand mobility options, reduce air pollution, alleviate traffic congestion and improve community health, all while allowing the City to reduce its carbon footprint.

State law dictates that if sufficient capacity to meet the RHNA cannot be demonstrated based on existing zoning, the City is required to rezone sites on the inventory by October 15, 2024 to demonstrate the ability to meet sufficient capacity. As described in this section, Long Beach must conduct a rezoning program in order to demonstrate its ability to meet the RHNA, since sufficient capacity cannot be demonstrated under existing zoning. The necessary rezoning is already contemplated by the recently updated LUE, so sites on the inventory will not require general plan amendments but rather only need rezoning necessary to implement and ensure consistency with the LUE.

C.2.1 Accessory Dwelling Units

New State laws that have been effective since January 1, 2018 substantially relax the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, 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

While this three-year period yields an annual average of 159 units, given the progressively upward trend and an emerging trend of Junior ADUs in Long Beach, the City anticipates that the construction of ADUs will continue to increase. Junior ADUs 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.

However, 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. This is based on the average number of ADUs that have been permitted over the past three years.

ADUs in Long Beach tend to be smaller. A survey of the most recent 100 ADU applications that were being processed in 2020 indicated that 47 were for new construction of ADUs and 53 were for conversion from existing spaces, primarily garage, storage, and existing living spaces. New construction ADUs average 682 square feet, ranging in size from 309 to 1,000 square feet. For ADUs from converted spaces, the average size was 522 square feet with the smallest unit at 240 square feet and largest at 899 square feet. Specifically, 53 of the 100 ADUs reviewed were below 600 square feet and 34 ADUs are between 601 and 800 square feet. Only 13 ADUs were over 800 square feet.

In 2020 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 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

C.2.2 Entitled and Proposed Developments

Because the RHNA for this 2021-2029 Housing Element begins on June 30, 2021, housing developments that have been proposed or have received entitlements but are not expected to be issued building permits until after July 1, 2021 can be credited toward the 2021-2029 RHNA. **Table C-1** lists the projects that have received approval or entitlement but are not yet permitted. In addition, pipeline residential projects (proposed or upcoming) are also included. All of the approved/proposed/pipeline projects will provide affordable housing units to lower income households, including those with special needs. HOME and Housing Asset Funds are used as leverage to improve the feasibility of these affordable housing projects. Recent non-residential entitlement projects have also been reviewed against the inventory, and properties for which approvals entitling substantial improvements that have been identified as having the potential to lessen the likelihood of development have been removed from the inventory.

Table C-1: Approved, Entitled, and Proposed Developments

Name	Address	Developer	Units	Very Low	Low	Moderate	Upper	Target Population
Approved								
Anaheim/ Walnut	1500 E. Anaheim	Bridge Housing	88	53	34	1	0	Family
Proposed/Pipeline Projects								
Union Apartments	1401 LB Blvd	Skid Row Housing	160	88	71	1	0	Family/
Long Beach Senior Housing	901-941 E. PCH	Mercy Housing	68	58	9	1	0	Senior
26 Point 2 Apartments	3590 E. PCH	Excelerate Housing Group	77	61	15	1	0	Homeless
The Cove	2121 W. William St.	Century Affordable Development	90	72	17	1	0	Homeless Vet
Armory Arts Collective	854 E. 7th Street	Daylight/ Gundry/ Howard	65	14	49	2	0	Family
Subtotal:			460	293	161	6	0	
Total:			548	346	195	7	0	

C.2.3 Placetype Potential vs. Zoning Potential

The next way in which the RHNA can be accommodated is through identification of potential development sites on a Site Inventory. The City of Long Beach updated its General Plan Land Use Element (LUE) in 2019, which uses PlaceTypes to designate allowable land uses. The City has been incrementally amending its Zoning Code to create or modify zoning districts to implement the new LUE PlaceTypes. Specifically, the zoning districts for the mixed-use, higher density Neighborhood Serving Center or Corridor (NSC) PlaceTypes were adopted into a new title of the Long Beach Municipal Code (Title 22, Transitional Zoning Code) through the Uptown Planning Land Use and Neighborhood Strategy (UPLAN) process in 2020, while the Multi-Family Residential (MFR) PlaceTypes and additional NSC PlaceTypes are planned to be adopted as part of UPLAN Phase 2 in 2022. The remaining residential PlaceTypes (other than the low-density Founding and Contemporary Neighborhood (FCN) PlaceType) are planned to be adopted through the Anaheim Corridor Zoning Improvement Plan (ACZIP), which is set to begin in early 2022 with anticipated completion by the end of 2023.

Table C-2: Schedule for Adopting Implementing Zoning Districts

PlaceType	Adopted in 2020	To be Adopted in 2022	To be Adopted in 2024	To be Adopted later (TBD)
NSC-L	X			
NSC-M	X			
MFR-L		X		
MRF-M		X		
TOD-L			X	
TOD-M			X	
FCN				X

Along with adoption of zones to implement each PlaceType, staff will bring forward recommendations to rezone properties to the new zones, including for parcels within the UPLAN and ACZIP areas that are designated with the corresponding PlaceTypes. Other parcels outside those geographies would require the additional step of rezoning the parcel before it could be developed under the new zone. Because not all parcels have yet been rezoned to implement the LUE PlaceTypes, this Housing Element estimates dwelling unit potential under two separate scenarios: 1) under the current Zoning Code; and 2) under rezoning consistent with LUE PlaceType designations through the 2019 LUE update. This Housing Element includes a program that commits the City to rezone all parcels listed on the Housing Element site inventory to implement the LUE, within three years of adoption of the updated Housing Element, as required by state law.

Site Selection Criteria

Long Beach is primarily built out with little vacant land remaining for development. As such, in developing a method for identifying the sites available for accommodating the 2021-2029 RHNA, the City developed a comprehensive, elaborate, and iterative methodology which employed a uniform set of objective criteria to all parcels in the City under two scenarios- both under each parcel's existing zoning, and under the LUE PlaceType for parcels that have not yet been rezoned to implement the LUE. A front-end method of filtering out was used in order to identify sites that are the most likely to develop. Over 86,000 parcels throughout the City (excluding condominium developments) were assessed for near-term redevelopment potential under both scenarios. Contiguous parcels were then combined to create sites of appropriate size. Selected sites for inclusion in the inventory were then disaggregated to obtain parcel-level details with site data.

Parcel-Level Screening

Parcels were included or excluded based on the following criteria:

» Exclude: Parcels that contain a park, a school, or waterway, or parcels that were included in the 5th cycle Housing Element; or parcels with a recently completed or approved large housing development project (as of May 2021)

- » Dwelling Unit Potential: A feasibility index was developed using a number of variables. The variables considered included:
  - – Improvement-to-land value ratio < 1 (100%), or is null (i.e. no value recorded)
  - – One of the following:
    - ◊ Lot size is greater than 5,000 square feet
    - ◊ Address data indicates a vacant parcel
  - – One of the following:
    - ◊ Existing lot coverage <= 60% if allowed height is 3 stories and under
    - ◊ Existing lot coverage <= 80% if allowed height is higher than 3 stories
    - ◊ Improvement-to-land value ratio < 0.25 (25%)
    - ◊ Improvement-to-land value ratio < 0.5 (50%) if allowed height is 4 stories and over
    - ◊ Either percent of lot built or improvement to land value ratio is null (i.e. no value recorded)
  - – One of the following:
    - ◊ Existing density (du/ac) <= 50 in Downtown PlaceType
    - ◊ Existing density (du/ac) <= 30 outside of Downtown PlaceType
    - ◊ Existing density (du/ac) is null (i.e. no value recorded)

However, parcels in the following zones or PlaceTypes, or current uses with limited growth opportunities or other complications are excluded:

- » Zoning is one of: Park, Public Right of Way
- » PlaceType does not allow residential:
  - – CC (Community Commercial)
  - – I (Industrial)
  - – RSF (Regional-Serving Facility), except if in PD-1 (SEASP)
  - – WF (Waterfront)
  - – OS (Open Space)
  - – NI (Neo Industrial)
- » Use (from Los Angeles County Assessor Use Code) is one of: Petroleum & Gas, Hospital, Cemetery, Police and Fire Station, Public Storage
- » Historic landmark or PD-30 identified historic property

High-Opportunity Sites

Given the importance of identifying additional sites in high opportunity areas to address fair housing concerns, an analysis focused on this issue was conducted of parcels within high and highest opportunity TCAC score areas. In order to identify more sites in high opportunity areas, the City developed additional criteria to identify sites that may not yield as large a number of units as other sites on the inventory, but could still play a meaningful role in identifying dwelling unit potential in high resource areas. The analysis focused on identifying sites larger than 10,000 square feet along major corridors with opportunity for future residential development. of parcels in these areas . The analysis identified additional sites with the Founding and Contemporary Neighborhood (FCN) LUE PlaceType designation. The FCN PlaceType is designed to facilitate lower-density residential development, so proportionately fewer units could be achieved through FCN sites. However, given the importance of identifying sites for the site inventory in high opportunity areas, it was determined that large FCN sites on major corridors could play an important role as part of the site inventory, even if relatively few units could be achieved compared to other PlaceTypes. Therefore, identified sites met the following criteria:

- » FCN parcels in high and highest opportunity TCAC designations that:
  - – Are larger than 10,000 square feet in size
  - – Fronting a major corridor as defined by the City's Mobility Element
  - – Have less than 2 dwelling units existing on the site
  - – Have relatively low lot coverage (less than 40%)
  - – Pass a visual screen test

From these resulting parcels, those that had an existing religious use, lot coverage less than 25%, and over 1 acre in undeveloped land were categorized as affordable and assigned a density of 30 du/ac. This was done both based on recent trends and new state law supporting religious institutions in co-locating affordable housing on their properties as a secondary use. In determining the number of potential units for those sites, staff only analyzed the vacant portions of the property as it is expected that any existing religious institution would remain if housing is built in the future. See also Program 1.5 (Religious Facility Overlay) for additional information on how affordable housing will be supported in being co-located on religious facility sites.

Site-Level Screening

Given the high-density limits established for certain areas by the City's zoning and PlaceType regulations, certain small sites could accommodate residential developments of a feasible size. The second step to the site selection process is to assemble smaller but contiguous parcels to sites of 0.25 acre of larger, if either the proposed site does not involve the assembly of sites owned by three more than three property owners, or if the site size is larger than 20 acres. Sites were also excluded if they were red-flagged as not developable in visual reviews using aerial photos of each potential site; examples of exclusions included private roads or utility sites, irregular lot shapes, or other unique factors that clearly affected development potential.

Achievable Densities and Development Capacity

In estimating dwelling unit potential, two sets of density assumptions were developed:

- Existing Zoning Density Assumption
- PlaceType Density Assumption

Existing Zoning Density and Affordability Assumptions

To estimate achievable densities for each zone, the City used recent project data, when available, or probable assumptions given zoning standards. For zones outside of PD-30 and SP-1, the achievable density under existing zoning was derived from the maximum density allowed under zoning regulations and then adjusted to be 75% of the maximum given additional development standards (e.g. parking requirements, open space requirements, setbacks, etc.) (**See Table C-3**). Achievable density for PD-30 and SP-1, however, were estimated using an average of densities actualized from recent residential development projects in said areas since the majority of new housing development in the City has taken place in recent years within PD-30 and SP-1. Outside of the PD-30 area, if a site is at least 0.5 acre and has a zoning density of 30 units per acre or higher (default density for lower income housing established by State law), the site is presumed to be feasible for facilitating lower income housing.

Otherwise, sites that have zoning allowing densities of less than 30 units per acre are presumed to be feasible for market rate housing based on allowable densities achieved Within the Downtown area (equivalent to PD-30), the minimum density allowed generally far exceeds the State-established default density of 30 units per acre for affordable housing. Therefore sites within PD-30 have base development standards flexible enough to not be expected to require use of the EDB. However, based on recent trends, development in the Downtown does not provide a high level of affordability despite the density. An inventory of all recent entitlement projects in PD-30 shows that about 8% of all sites were entitled as 100% affordable and all sites that were developed with 100% affordable housing were between 1 acre and 2.5 acres in size. Therefore, for properties within the Downtown, only sites that are between 1 and 2.5 acres in size were designated for affordable units, yielding affordable units of just under 7% of all Downtown sites, which aligns with the entitlement data. For sites categorized as market rate within both the PD-30 and SP-1 areas, approximately 10% of units were allocated as Low Income, given the inclusionary housing policy is in effect in these areas.

Table C-3: Zoning Density Assumptions

Name	Height Limit (ft)	Story Limit	Final City Density Assumption (du/acre)
R-1-S	24	2	13.6
R-1-M	25	2	9.1
R-1-L	25	2	2.7
R-1-N	25	2	5.4
R-1-T	25	2	10.9
R-2-S	24	2	27.2
R-2-I	32	3	32.6
R-2-L	35	2	8.2
R-2-N	25	2	10.9
R-2-A	25	2	10.9
R-3-S	25	2	16.3
R-3-4	25	2	19.2
R-3-T	28	2	10.9
R-4-R	28	2	21.8
R-4-N	38	3	21.8
R-4-H	-	-	21.8
R-4-U	65	5	21.8
RM	30	2	13.6
R-4-M	20	-	10.5
CNR	28	2	10.9
CCN	38	3	21.8
CCR	28	2	21.8
CO	-	-	21.8
SP-2		5	38
PD-2	25	2	60.8
PD-5	45	4	40.5
PD-6	375	-	131.3
PD-10	26	2	21.8

Table C-3: Zoning Density Assumptions (continued)

Name	Height Limit (ft)	Story Limit	Final City Density Assumption (du/acre)
PD-17	30	3	12.8
PD-22	30	2	39.8
PD-30	-	-	150
SP-1-TN	83	-	80
SP-1-CDR	-	-	70

Under existing zoning, a total of 84 parcels (belonging to sites larger than 0.5 acres in size) that total 34.36 acres can facilitate the development of 2,972 lower income units (**Table C-4**). In addition, parcels zoned for lower intensities can potentially accommodate 245 moderate-income units and 11,630above moderate income units. A total of 14,847 units can be accommodated under the existing zoning.

Table C-4: Current Zoning – Dwelling Unit Capacity

Zone	Zone Name	Number of Units	Acres	Number of Parcels
Affordable (Lower Income)		2,972	34.36	84
PD-22	Pacific Railway District	23	0.57	1
PD-30	Downtown District	1,046	6.94	14
SP-1-CDR	Midtown Corridor District	999	14.23	35
SP-1-TN	Midtown Transit Node District	809	10.08	33
SP-2	Southeast Area Specific Plan	95	2.54	1
Market-Rate		11,875	194.46	702
Moderate-Income		245	24.43	125
R-1-M	Single-family Residential, moderate lot	7	0.8	1
R-1-N	Single-family Residential, standard lot	97	16.36	63
R-2-A	Two-family Residential, accessory second unit	11	0.88	6
R-2-N	Two-family Residential, standard lot	130	11.07	60
Above Moderate-Income		11,538	173.16	586
CCN	Community R-4-N Commercial	112	5.15	14
CCR	Community R-4-R Commercial	13	.61	1
CNR	Neighborhood Commercial and Residential	258	22.81	103
CO	Office Commercial	46	2.19	10
PD-22	Pacific Railway District	11	0.27	1
PD-30	Downtown District	8,074	53.45	186
R-3-4	Low-density Multi-family Residential	59	2.98	18
R-3-S	Low-density Multi-family Residential, small lot	117	7.29	40
R-3-T	Multi-family Residential, Townhouse	88	7.51	35
R-4-N	Medium-density Multiple Residential	194	8.84	31
R-4-R	Moderate-density Multiple Residential	208	9.66	53
R-4-U	Dense Multiple Residential, urban	12	0.56	1
SP-1-CDR	Midtown Corridor District	446	6.28	38
SP-1-TN	Midtown Transit Node District	668	8.36	37
SP-2	Southeast Area Specific Plan	1,324	29.45	5
Total		**14,847**	**228.82**	**786**

PlaceType Density and Affordability Assumptions

Assumptions for PlaceType densities and affordability levels (**Table C-5**) were derived from average densities for recent entitlement and building permit projects that most closely correspond to the density and height limits for each PlaceType, as summarized in the table. See Appendix C-1 (Appendix to this Appendix) for more detailed information on the recent entitlement and building permit projects analyzed to derive the below-summarized averages. When calculating these averages, certain recent development projects that are known to be outliers were excluded, most notably greenfield or vacant lot single-family house/ townhome developments. The project averages were then adjusted based on additional criteria, including other LUE PlaceType regulations, PlaceType characteristics, and UPLAN Zoning District regulations.

Under the PlaceType scenario, sites that are designated market rate because they do not meet the criteria for lower income housing are presumed to be feasible for a mix of moderate income and market rate housing based on allowable densities. With the newly adopted Enhanced Density Bonus (EDB), which provides increased densities up to 70% citywide and up to 100% near high quality transit, it is anticipated that sites on the inventory with either a site size of less than 0.5 acres or more than 5 acres will not be developed as 100% affordable and instead utilize the EDB. EDB can be leveraged by providing a percentage of very-low, low and/or moderate income units within an otherwise market rate project. For sites in the inventory outside of the PD-30 area, it is assumed they will take advantage of EDB and provide a proportion moderate-income housing units since those incentives appear to pencil out the best for lower-density projects. Although a proportion of 20% moderate-income units are assumed for these sites, in order to be conservative, the City did not assume additional units overall to be achieved through the bonus. Additionally, due to the City's Inclusionary Housing Policy that went into effect in 2021, sites designated as market rate in the PD-30 (Dowtown Plan) and SP-1 (Midtown Plan) areas were allocated 10% of the units as low-income to reflect the required set-aside. Thus, all market-rate sites have some level of affordable units allocated within the income mix, either as low income in Downtown, both low and moderate income in Midtown (inclusionary and EDB), or as moderate income in the rest of the City. Midtown included both inclusionary and EDB because the largest number and proportion of affordable housing units are being developed in that area, and because the densities in the specific plan are not as generous as PD-30. In the first the month since EDB was adopted, there is significant interest in using EDB in Midtown to achieve needed densities for development to be feasible.

Within the Downtown area (equivalent to PD-30), the minimum density allowed far exceeds the State-established default density of 30 units per acre. However, based on recent trends, development in the Downtown does not provide a high level of affordability despite the density. An inventory of all recent entitlement projects in PD-30 shows that about 8% of all sites were entitled as 100% affordable and, and all sites that were developed with 100% affordable housing were between 1 acre and 2.5 acres in size. Therefore, for properties within the Downtown, only sites that are between1 and 2.5 acres in size were designated to be 100% affordable, yielding affordable units of just under 7% of all Downtown sites, which aligns with the entitlement data.

Finally, with the exception of the MFR PlaceType, all the PlaceTypes used for the Site Inventory allow for a mix of commercial and residential uses because the LUE update is designed to facilitate a greater mix of housing, jobs and shopping focused near transit, to help create more complete neighborhoods and reduce greenhouse gas emissions Density assumptions for the site inventory are based on recent development trends in Long Beach and do not reflect the maximum possible residential densities but rather averages of recent projects, in order to account for the likelihood that residential development potential will not be maximized to the legal limit for every project. The City also considered the possibility of 100% commercial development in mixed use zones, and took steps to filter out sites most likely to develop with 100% commercial uses. Residential and mixed-use development is far more profitable and more common in Long Beach and the regional market compared to commercial development. In fact, outside of the Downtown area, commercial and office vacancy rates in Long Beach are higher than in the overall Los Angeles region and have only increased since the start of the COVID-19 pandemic. The current suburban mall vacancy rate in Long Beach is more than 50 percent for example, compared to 8 percent in Los Angeles. Many existing commercial sites on the site inventory are currently developed as half-empty malls or strip malls that will soon be zoned to allow for by-right multifamily residential development. See Appendix C-3 (Appendix to this Appendix) for reports further detailing these trends. Given these high commercial vacancy rates even compared to the region, as well as the new allowance for multi-family residential development and mixed-use development under the rezoning program, the City has determined that it is extremely unlikely that a site on the site inventory would develop with a 100% commercial project. The City only included PlaceTypes and sites with the greatest potential for residential development, and filtered out sites most likely to be developed as 100% commercial sites including those with a 2-story height limits, less residentially focused mixed-use PlaceTypes such as the Neo-Industrial PlaceType, and the Community Commercial PlaceType which is designated as commercial only.

An analysis of recent commercial development found that since 2017 only two 100% commercial projects have been developed in mixed use zones, compared to 20 residential projects in mixed-use zones the same time period. These 2 commercial projects both had unique characteristics that make them likely to be outliers when projecting future development. Both projects applied for building permits in early 2019, which was before the LUE update was adopted in December 2019, and therefore the projects were conceptualized prior to the PlaceType allowances for more generous residential and mixed-use development. Since the LUE update was adopted, the City has not received any additional commercial building permit applications in mixed-use zones. Therefore, the PlaceType Scenario upon which the Site Inventory is based does not include assumptions for 100% commercial projects in mixed-use zones.

Looking more closely at the 2 commercial projects, both had conditions that would have excluded those sites from being part of the Site Inventory. One project was small in size, with less than 4,000 square feet of total floor area on a 7,500 square foot lot. Additionally, both adjacent lots to the project site were of the same size, already developed, and did not meet at least one of the site inventory criteria, so lot consolidation to achieve the minimum site size would not have been possible. Therefore, sites such as this one are not included in the Site Inventory, and so these types of commercial projects would not affect d evelopment assumptions for the Site Inventory.

The other project had split zoning between the CCN zoning district, which allows for residential, and CCA, which is automobile-oriented and solely allows for commercial uses. As approximately half of the project parcel was under CCA zoning, and therefore would not allow residential development on that portion of the lot, any residential development was likely to be functionally impossible. This project was also in older Zoning Districts in the Commercial chapter of the Code. Although the CCN zone technically does allow for mixed-use but, it is designed to be primarily commercial, is found in the commercial chapter of the code, and is much more restrictive of residential development than the mixed-use PlaceTypes, specific plans and zones the City has adopted, such as the Downtown and Midtown plans, and the Title 22 (UPLAN) zones that help implement the LUE update. These older mixed-use zones will be replaced in the next few years through the comprehensive zoning code overhaul to implement the LUE. Additionally, some of the zoning districts developed for the new mixed-use PlaceTypes incentivize residential development, as seen in the RMU zoning districts. Finally, the slowdown in commercial development and rising vacancy rates in commercial spaces citywide provide additional evidence for commercial development not affecting the residential density assumptions for mixed-use PlaceTypes in **Table C-5**. In addition to anecdotal data from City staff, Costar and other databases have been used to verify that commercial and retail vacancies are higher in Long Beach compared to the Los Angeles market (See Costar reports in Appendix C-2 to this Appendix and more detailed analysis in Appendix D). With the continuing pandemic, all evidence points to a continued weakened commercial and retail development market compared to residential development for years to come. Local developers interviews to inform this process also confirmed that they see existing commercial sites as major opportunities given the weak and worsening commercial market (see a summary of local developer interviews in Appendix C-4).

Table C-5: PlaceType Density Assumptions

PlaceType	Height	Assumptions (du/acre)	Notes
DT	150 Feet	170	Assumed overall PD-30 average applies to highest density areas within the Downtown, which is regulated by the PD-30 plan
DT	38 Feet	40	Based on entitled recent projects (none permitted yet), assumes 3 story height limit
DT	80 Feet	140	Based on entitled recent projects (most permitted already), assumes 7 story height limit
DT	Ht Incentive Dist	170	Assumed overall PD-30 average applies to highest density areas since the Downtown is regulated through PD-30
MFR-L	3 Stories and under	30	Based on recently entitled/permitted projects all at 3 stories or less, excluding vacant/greenfield single-family house/townhouse development but including DTLB projects <4 stories
MFR-L	4 to 5 Stories	40	Based on recently entitled/permitted projects all at 4-5 stories, excluding DTLB projects & the Spark at Midtown. Actual average is higher (47 du/ac) but assume downward adjustment from PlaceType dev standards (e.g. parking, setbacks) limiting unit density
MFR-M	3 Stories and under	35	Upwards adjustment from MFR-L based on more intense PlaceType
MFR-M	4 to 5 Stories	50	Upwards adjustment from MFR-L based on more intense PlaceType
NSC-L	3 Stories and under	30	Same assumptions as MFR-L at 3 stories or less
NSC-L	4 to 5 Stories	45	Same assumptions as MFR-M at 4-5 stories
NSC-L	Over 5 stories	70	Based on recent projects at 6-7 stories and significantly adjusted downward (actual average is 150, mostly driven by PD-30/WF projects)
NSC-M	3 Stories and under	35	Upwards adjustment from NSC-L based on more intense PlaceType
NSC-M	4 to 5 Stories	55	Upwards adjustment from NSC-L based on more intense PlaceType
NSC-M	Over 5 stories	80	Based on recent projects at 6-7 stories and significantly adjusted downward (actual average is 150, mostly driven by PD-30/WF projects)
TOD-L	4 to 5 Stories	80	Upwards adjustment from NSC-M based on more intense PlaceType (actual avg is 80 from 2 recent permitted projects at 4-5 stories)
TOD-L	Over 5 stories	100	Upwards adjustment from TOD-L at 4-5 stories based on higher height limit (only project outside of DTLB at this height came in at 127 du/ac for 6 stories)

Table C-5: PlaceType Density Assumptions (continued)

PlaceType	Height	Assumptions (du/acre)	Notes
TOD-M	4 to 5 Stories	85	Upwards adjustment from TOD-L at 4-5 stories based on more intense PlaceType (so far projects have come in at 82 du/ac for this PT and height)
TOD-M	150 Feet	120	Upwards adjustment from TOD-L based on more intense PlaceType
TOD-M	Over 5 stories	120	Upwards adjustment from TOD-L based on more intense PlaceType

DT = Downtown
MFR = Multi-Family Residential
NSC = Neighborhood-Serving Centers and Corridors
TOD = Transit-Oriented Development
L = Low
M = Moderate
*Outside of PD-30, affordable housing projects had average density of 90 units per acre, compared to 40 units per acre for market rate projects (excluding single-family greenfield development on Norwalk)

Under the PlaceTypes scenario, a total of 389 parcels (belonging to sites larger than 0.5 acres in size) that total 169.48 acres can facilitate the development of 12,943 lower income units (**Table C-6**). In addition, parcels zoned for lower intensities can potentially accommodate 1,446 moderate-income and 14,182 market-rate units. A total of 28,571 units can be accommodated under PlaceTypes.

Table C-6: PlaceTypes – Dwelling Unit Capacity

PlaceType	PlaceType Name	Number of Units	Acres	Number of Parcels
Affordable (Lower Income)		12,943	169.48	389
DT	Downtown	1,918	6.94	14
FCN	Founding and Contemporary Neighborhood	166	6.48	3
MFR-L	Multi-Family Residential - Low	203	5.34	8
MFR-M	Multi-Family Residential - Moderate	436	7.38	22
NSC-L	Neighborhood-Serving Center or Corridor - Low	1,532	39.43	88
NSC-M	Neighborhood-Serving Center or Corridor - Moderate	4,552	68.38	149
RSF	Regional Serving Facility	95	2.54	1
TOD-L	Transit-Oriented Development - Low	1,933	18.79	54
TOD-M	Transit-Oriented Development - Moderate	2,108	14.2	50
Market-Rate (Moderate/ Above)		15,628	251.55	839
DT	Downtown	6,875	52.12	181
FCN	Founding and Contemporary Neighborhood	209	17.48	22

Table C-6: PlaceTypes – Dwelling Unit Capacity (continued)

PlaceType	PlaceType Name	Number of Units	Acres	Number of Parcels
MFR-L	Multi-Family Residential - Low	229	7.56	39
MFR-M	Multi-Family Residential - Moderate	494	12.08	71
NSC-L	Neighborhood-Serving Center or Corridor - Low	1,323	42.94	200
NSC-M	Neighborhood-Serving Center or Corridor - Moderate	3,217	66.04	189
RSF	Regional Serving Facility	1,312	29.06	4
TOD-L	Transit-Oriented Development - Low	720	10.06	61
TOD-M	Transit-Oriented Development - Moderate	1,249	14.21	72
Total		**28,571**	**421.03**	**1,228**

Section C.3 Adequacy of Residential Sites in Meeting RHNA

The following table summarizes the City's strategy for meeting the RHNA (**Table C-7**). Based on current zoning, and taking into account ADU estimates the City has a shortfall of 9,835 units (6,809 lower income units and 3,026 moderate and above-moderate income units). The City commits to amending the Zoning Code within three years to fully implement the LUE PlaceTypes for sites in the site inventory. Development capacity based on allowable densities under PlaceTypes can accommodate 12,943 lower income and 15,628 moderate and above moderate-income units, exceeding the RHNA.

Table C-7: Residential Development Potential and RHNA

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	**7,141**	**4,047**	**4,158**	**11,156**	**26,502**
Approved Projects	53	34	1	0	88
Proposed/Pipeline Projects	293	161	6	0	460
Accessory Dwelling Units	299	567	27	379	1,272
Remaining RHNA	**6,496**	**3,285**	**4,124**	**10,777**	**24,682**
Existing Zoning Scenario Inventory Capacity	2,972		11,875		14,847
Existing Zoning Scenario Total (Pipeline + ADU + Inventory Sites)	4,379		12,288		16,667
Zoning Scenario (Shortfall)/Buffer	(6,809)		(3,026)		(9,835)
PlaceType Scenario Inventory Capacity	12,943		15,628		28,571
PlaceType Scenario Total (Pipeline+ ADUs+ Inventory sites)	14,350		16,041		30,391
PlaceType Scenario (Shortfall)/ Buffer	3,162		727		3,889

Section C.4 Maps of Sites under PlaceTypes

The following maps depict the sites selected in the site inventory under the PlaceTypes scenario.

Figure C-1: Sites Inventory - Citywide

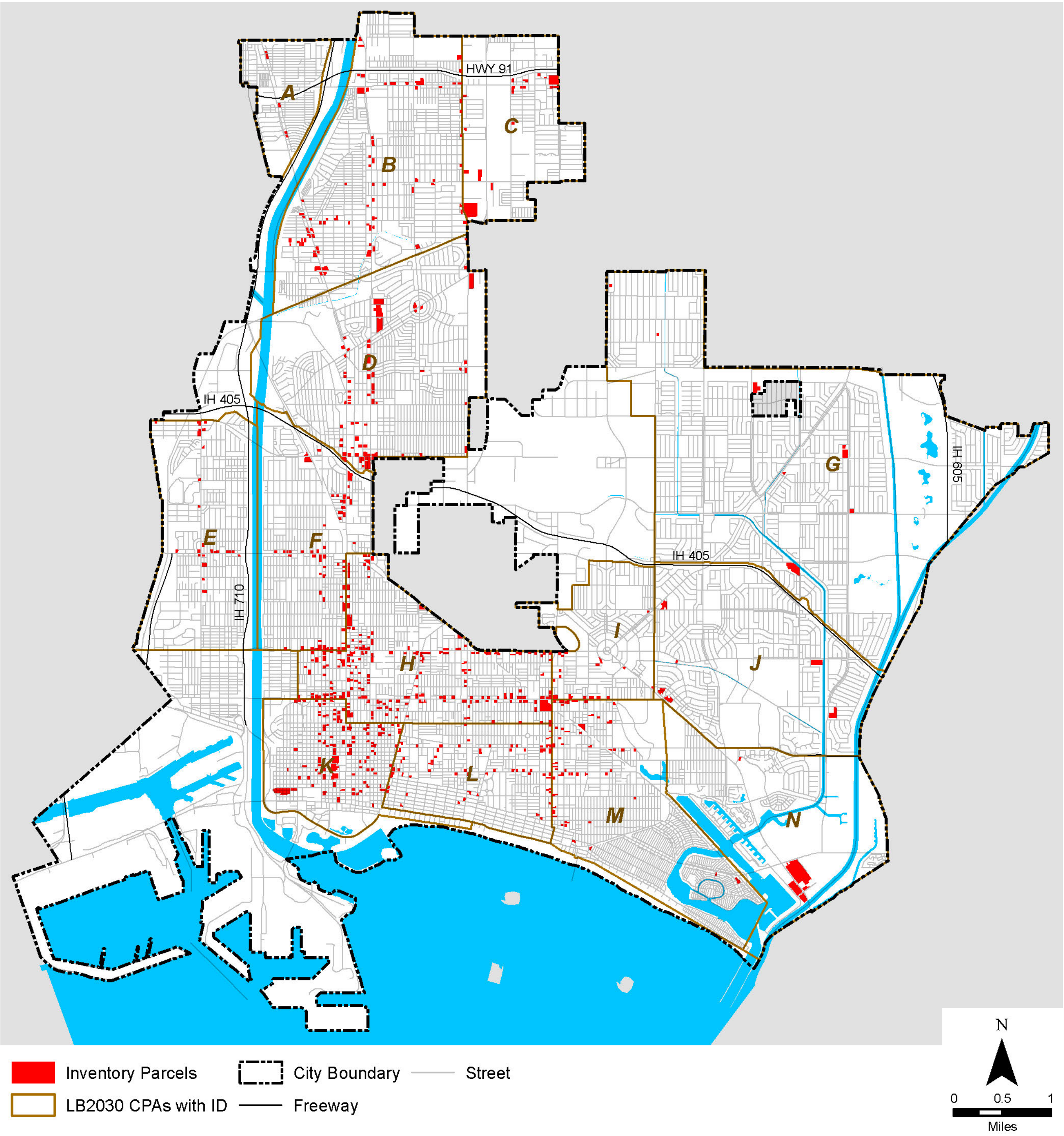


Figure C-2: Sites Inventory - CPA A, B, and C

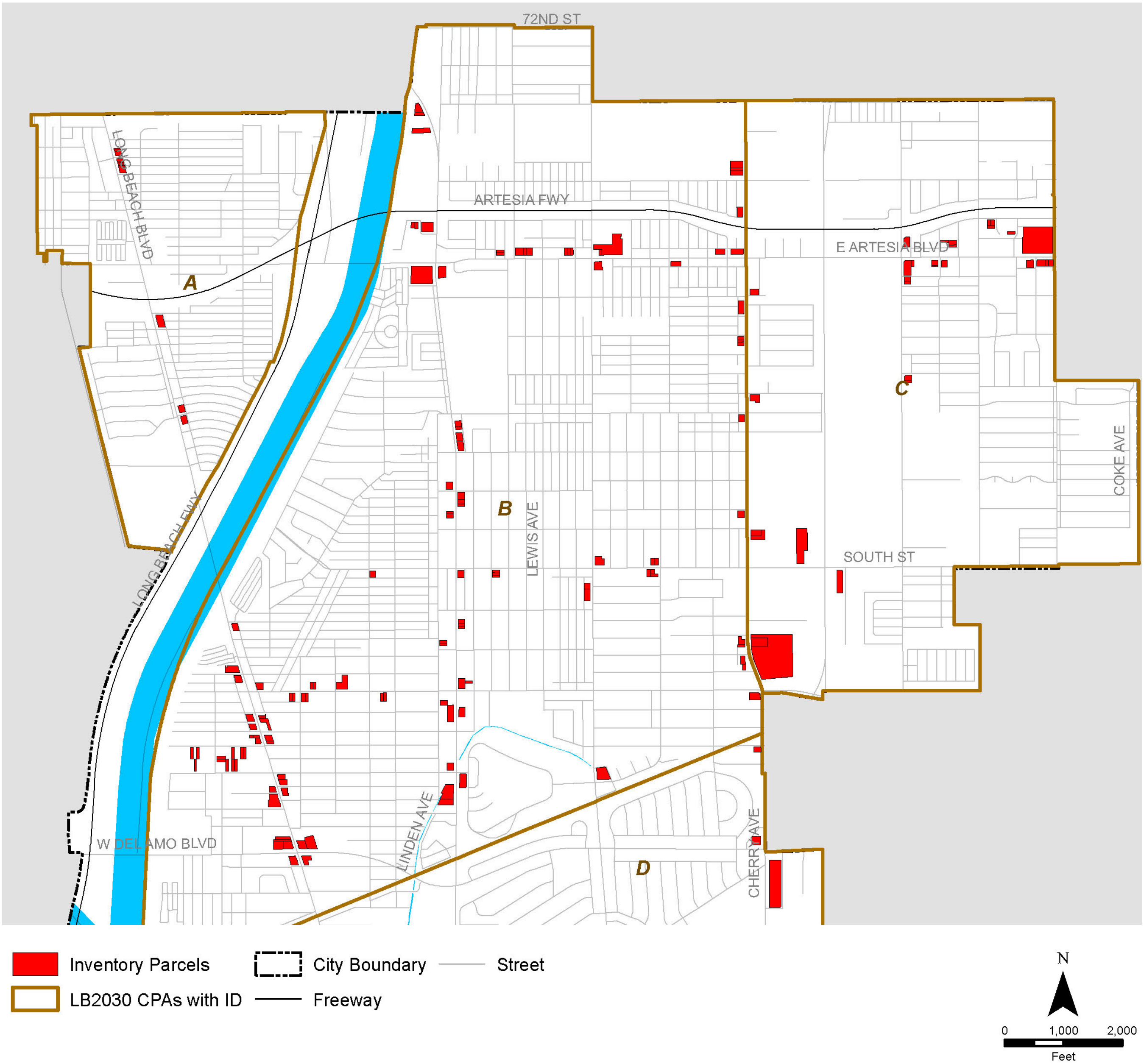


Figure C-3: Sites Inventory - CPA D

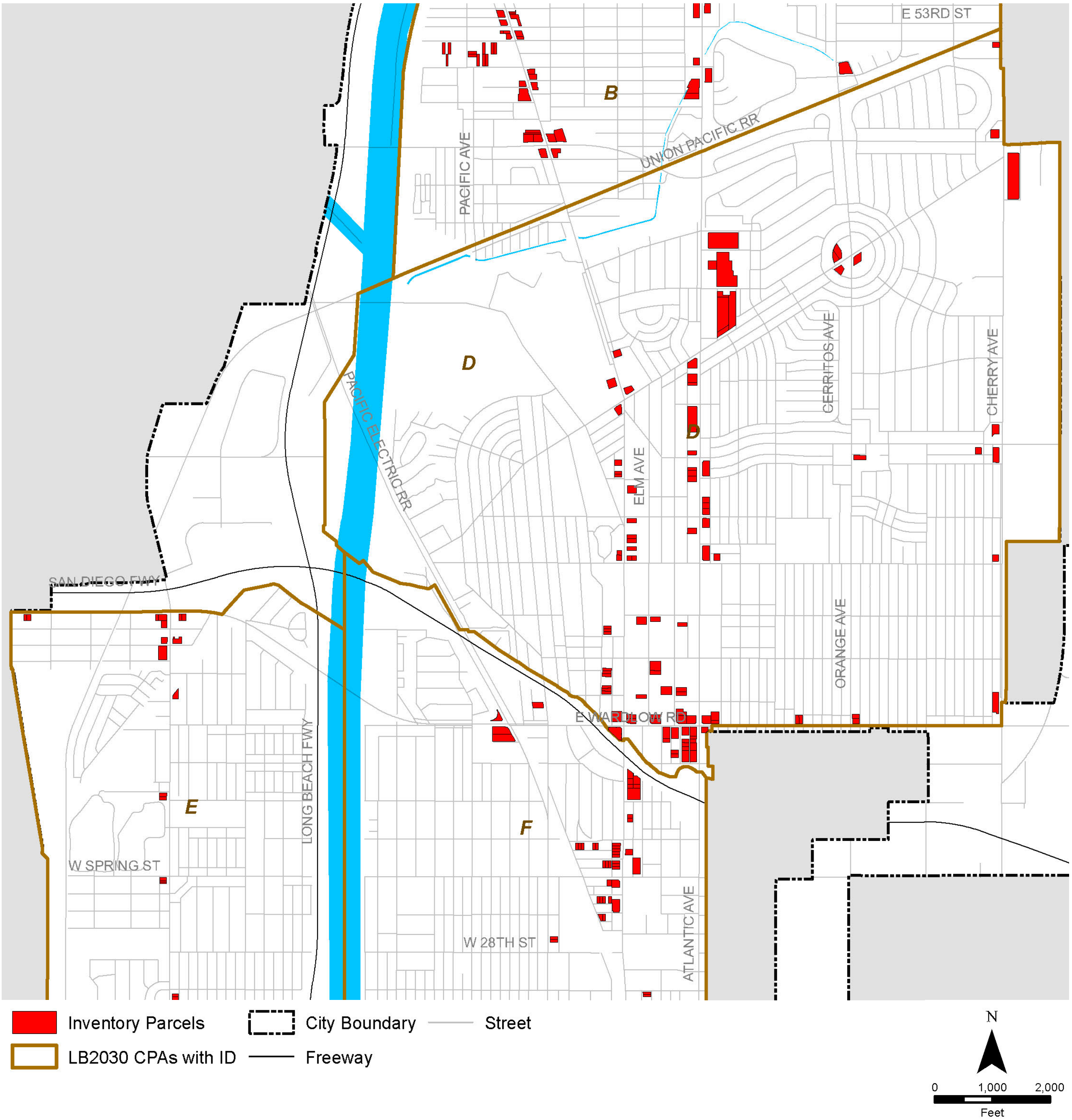


Figure C-4: Sites Inventory - CPA E and F

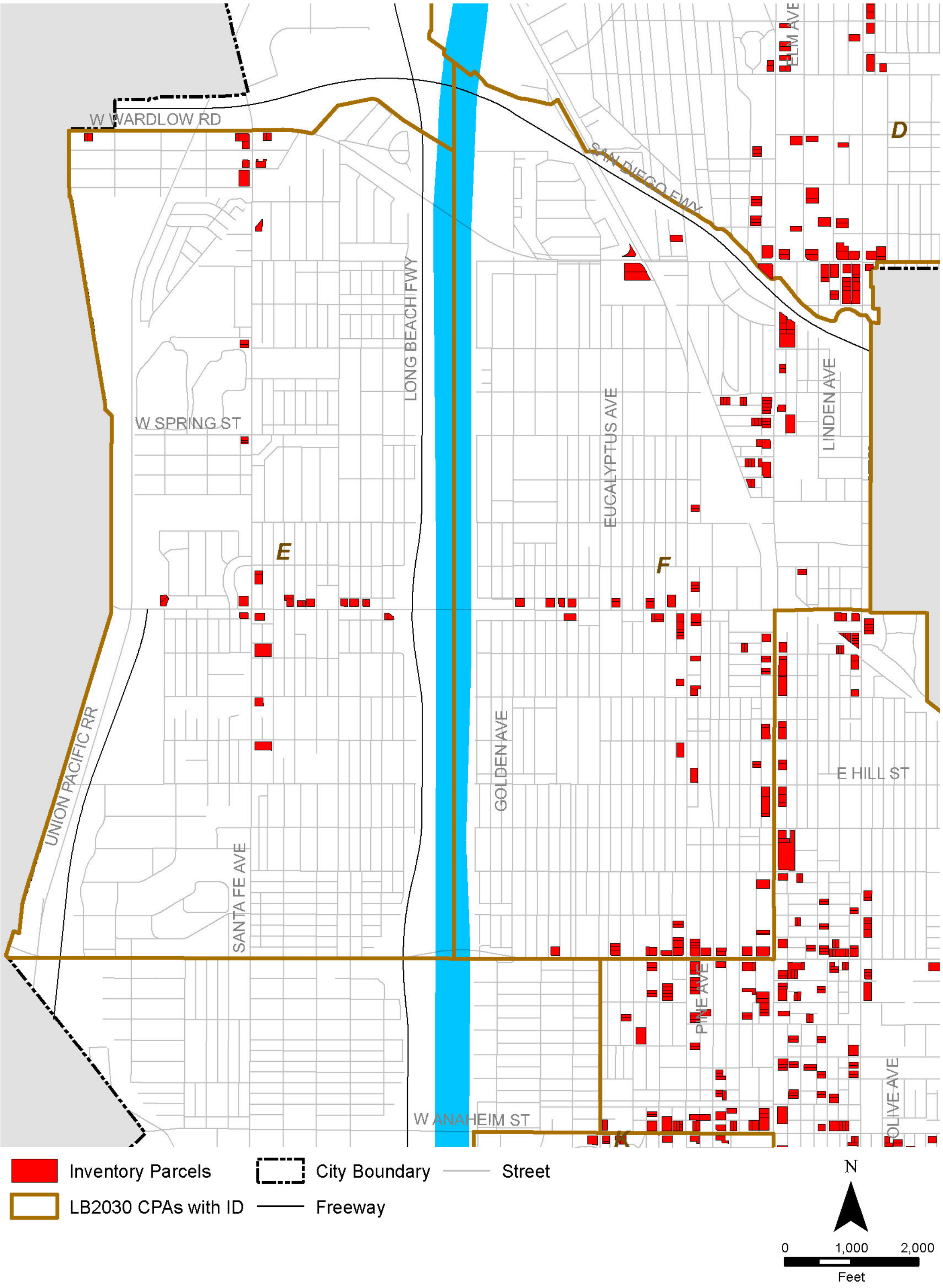


Figure C-5: Sites Inventory - CPA G

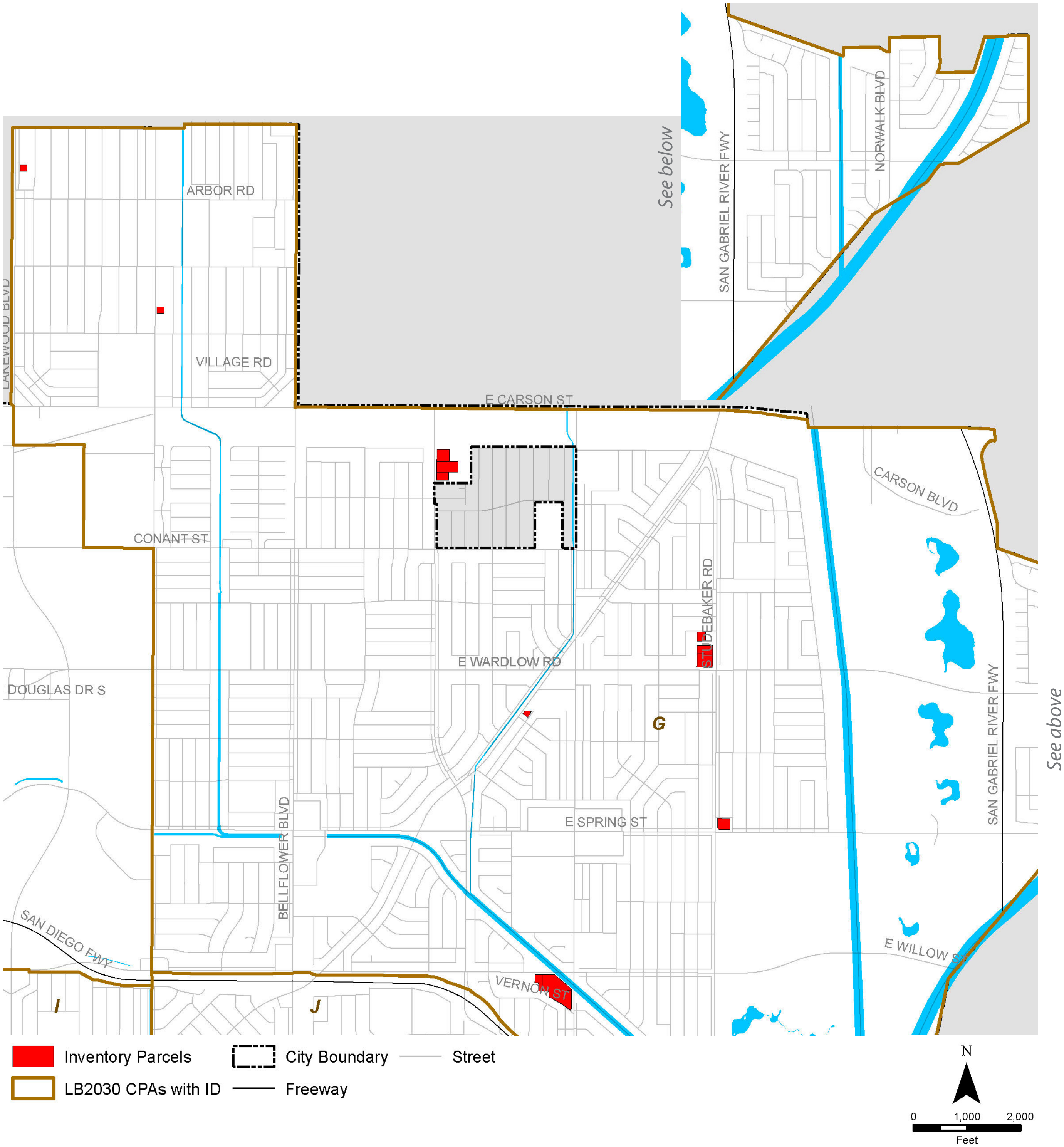


Figure C-5: Sites Inventory - CPA H, I, K, and L

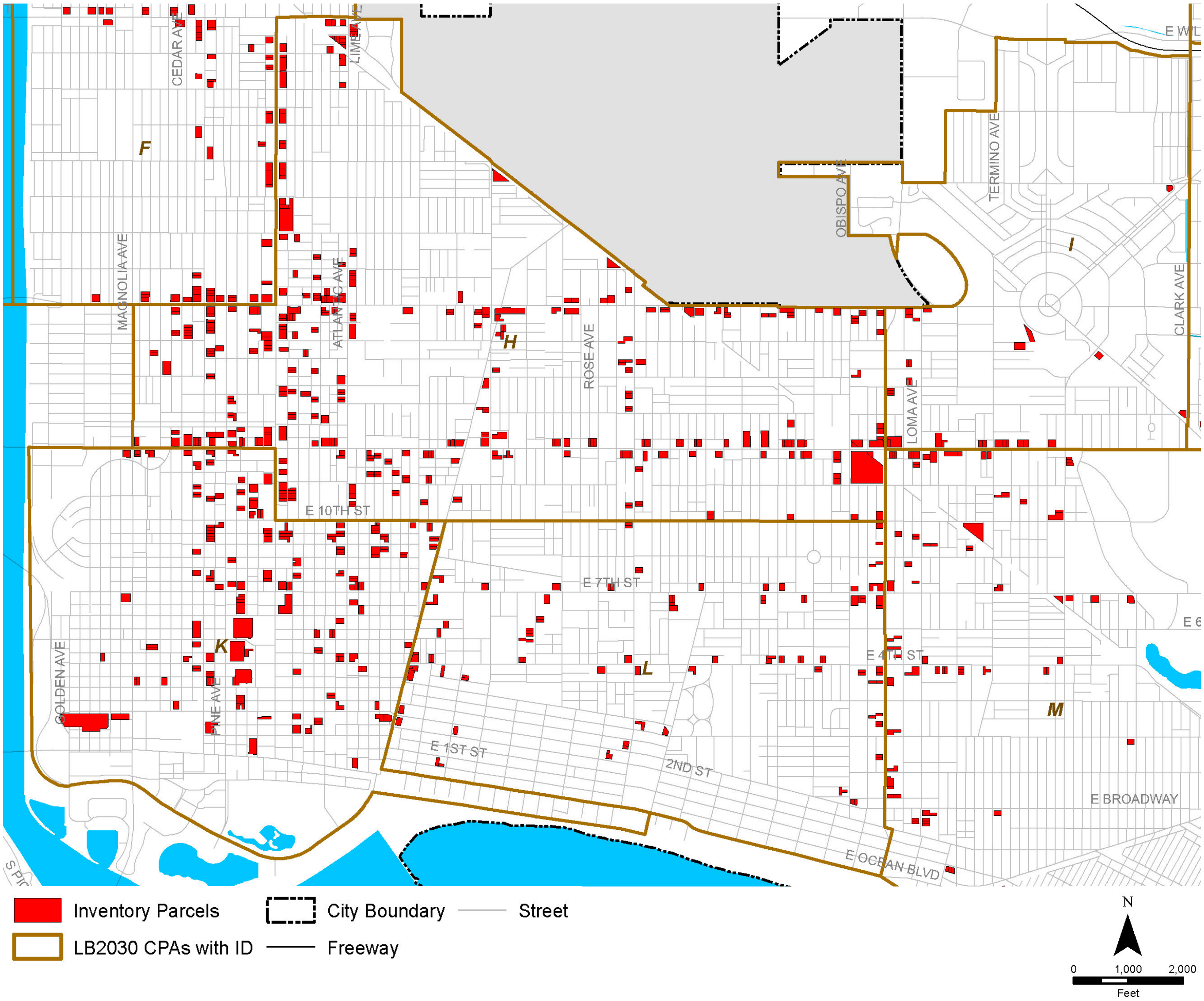
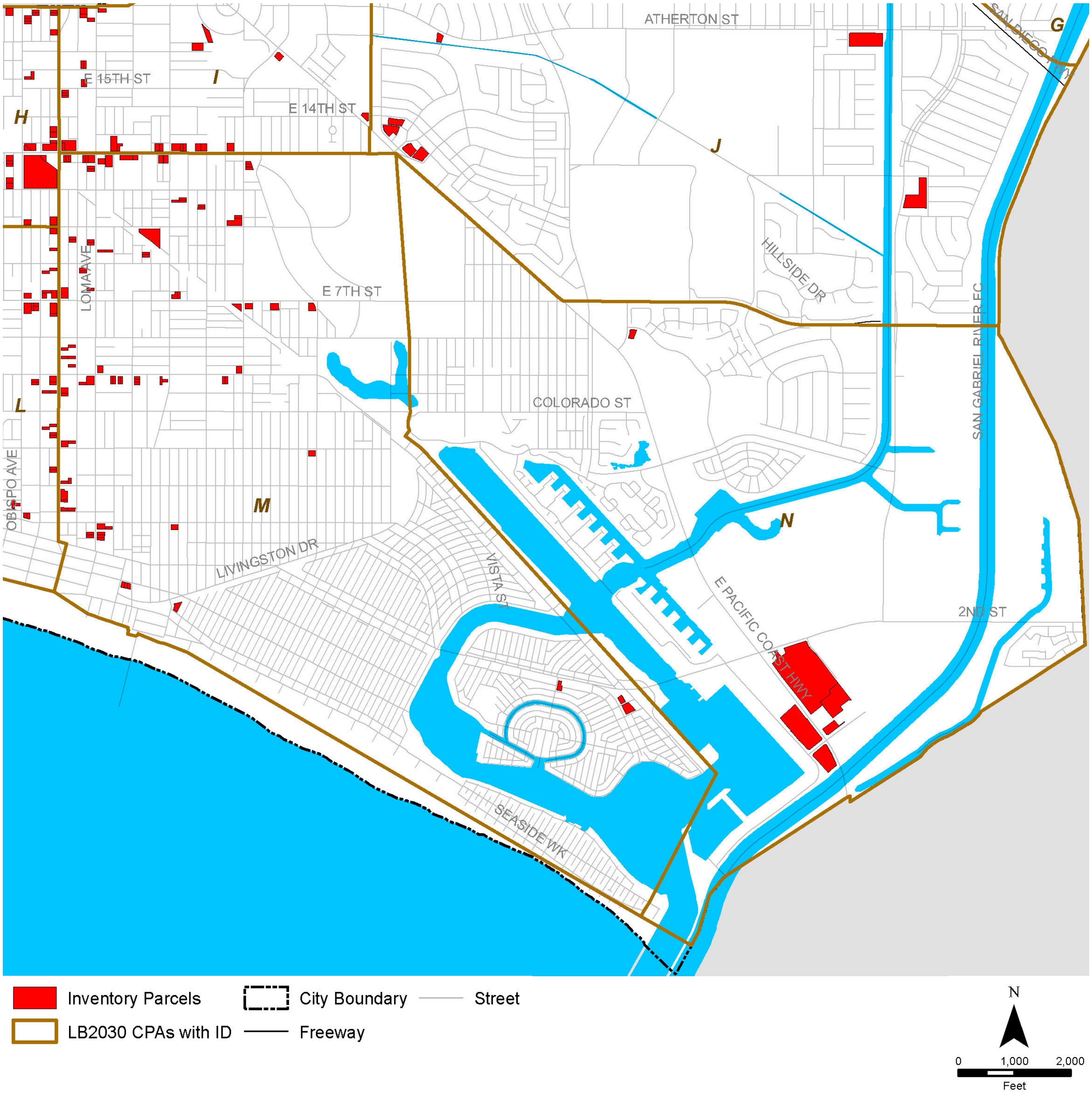


Figure C-5: Sites Inventory - CPA J, M, and N



Section C.5 Table of Sites under PlaceTypes

The following table lists the sites selected in the site inventory under the PlaceTypes scenario* and provides basic information about each site. For more detailed information on each site, including existing use, lot coverage and land-to-improvement value, see Table 1 found in Appendix C-3 (Appendix to this Appendix).

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7261007028	1600 1/2 CHERRY AVE	0.20	NSC-M	0	2	8
7209008012	342 1/2 E 19TH ST	0.13	TOD-M	1	0	9
7281019021	417 1/4 E 1ST ST	0.03	DT	0	0	4
7275001083	300 ALAMITOS AVE	0.52	DT	7	0	66
7274023016	919 ALAMITOS AVE	0.16	DT	1	0	5
7274023018	905 ALAMITOS AVE	0.19	DT	1	0	7
7274023022	861 ALAMITOS AVE	0.16	DT	1	0	5
7274023024	853 ALAMITOS AVE	0.14	DT	1	0	5
7266005001	744 ALAMITOS AVE	0.12	DT	2	0	15
7266006040	638 ALAMITOS AVE	0.14	DT	2	0	18
7275002025	210 ALAMITOS AVE	0.31	DT	4	0	39
7265001037	200 ALAMITOS AVE	0.34	DT	5	0	43
7268030013	1708 ALAMITOS AVE	0.15	NSC-M	0	1	6
7268019024	1480 ALAMITOS AVE	0.46	MFR-M	0	4	17
7268019018	1404 ALAMITOS AVE	0.13	MFR-M	0	1	5
7274006023	1217 ALAMITOS AVE	0.30	MFR-M	0	3	11
7267005010	1060 ALAMITOS AVE	0.18	MFR-M	0	2	6
7267005012	1054 ALAMITOS AVE	0.19	MFR-M	0	2	7
7266015016	468 ALMOND AVE	0.16	MFR-L	0	1	4
7148013035	3385 ATLANTIC AVE	0.14	NSC-M	10	0	0
7274001018	1225 ATLANTIC AVE	0.18	TOD-L	0	3	10
7274013032	1078 ATLANTIC AVE	0.47	TOD-L	47	0	0
7274015900	999 ATLANTIC AVE	0.34	DT	1	0	13
7274015041	937 ATLANTIC AVE	0.18	DT	1	0	6
7274015043	919 ATLANTIC AVE	0.18	DT	1	0	6
7274016035	853 ATLANTIC AVE	0.17	DT	1	0	6
7274016007	847 ATLANTIC AVE	0.17	DT	1	0	6
7274016008	835 ATLANTIC AVE	0.17	DT	1	0	6
7274017014	753 ATLANTIC AVE	0.11	DT	0	0	4
7274017015	741 ATLANTIC AVE	0.17	DT	1	0	6

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7274017028	740 ATLANTIC AVE	0.17	DT	1	0	6
7274017030	728 ATLANTIC AVE	0.17	DT	1	0	6
7116018023	6935 ATLANTIC AVE	0.60	NSC-M	41	0	0
7115002004	6685 ATLANTIC AVE	0.78	NSC-M	54	0	0
7115027012	6597 ATLANTIC AVE	2.54	NSC-M	175	0	0
7115026038	6580 ATLANTIC AVE	0.60	NSC-M	41	0	0
7274018049	638 ATLANTIC AVE	0.34	DT	5	0	43
7124001022	6184 ATLANTIC AVE	0.25	NSC-L	0	2	6
7124001021	6176 ATLANTIC AVE	0.12	NSC-L	0	1	3
7124001024	6142 ATLANTIC AVE	0.35	NSC-L	13	0	0
7124001025	6108 ATLANTIC AVE	0.40	NSC-L	15	0	0
7125035032	6001 ATLANTIC AVE	0.35	NSC-L	0	2	9
7124017032	5990 ATLANTIC AVE	0.32	NSC-L	12	0	0
7124017031	5966 ATLANTIC AVE	0.21	NSC-L	8	0	0
7124017033	5960 ATLANTIC AVE	0.11	NSC-L	4	0	0
7125034032	5941 ATLANTIC AVE	0.11	NSC-L	0	1	2
7125034033	5927 ATLANTIC AVE	0.21	NSC-L	0	1	5
7127006036	5738 ATLANTIC AVE	0.29	NSC-M	0	2	7
7127009005	5574 ATLANTIC AVE	0.20	NSC-L	0	1	5
7127009035	5564 ATLANTIC AVE	0.10	NSC-L	0	1	2
7281002002	555 ATLANTIC AVE	0.34	DT	5	0	43
7127020012	5400 ATLANTIC AVE	0.46	NSC-M	20	0	0
7130002034	5361 ATLANTIC AVE	0.72	NSC-M	32	0	0
7130025031	5350 ATLANTIC AVE	0.40	NSC-M	0	3	10
7130006043	5205 ATLANTIC AVE	0.33	NSC-M	0	2	8
7130022041	5146 ATLANTIC AVE	0.65	NSC-M	28	0	0
7130010017	5117 ATLANTIC AVE	1.07	NSC-M	47	0	0
7130010018	5115 ATLANTIC AVE	0.56	NSC-M	25	0	0
7135013053	4570 ATLANTIC AVE	3.28	NSC-M	226	0	0
7139001018	4385 ATLANTIC AVE	0.54	NSC-L	20	0	0
7139001030	4335 ATLANTIC AVE	0.56	NSC-L	21	0	0
7139001900	4325 ATLANTIC AVE	0.19	NSC-L	7	0	0
7139002031	4215 ATLANTIC AVE	1.68	NSC-L	63	0	0
7281007029	417 ATLANTIC AVE	0.17	DT	2	0	22

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7139002030	4101 ATLANTIC AVE	0.28	NSC-L	0	2	6
7138016036	4040 ATLANTIC AVE	0.74	NSC-L	28	0	0
7281006010	402 ATLANTIC AVE	0.46	DT	6	0	58
7139003002	4019 ATLANTIC AVE	0.19	NSC-L	7	0	0
7281007028	401 ATLANTIC AVE	0.23	DT	3	0	29
7139003003	4001 ATLANTIC AVE	0.37	NSC-L	14	0	0
7139003004	3981 ATLANTIC AVE	0.37	NSC-L	14	0	0
7138017019	3918 ATLANTIC AVE	0.28	NSC-L	11	0	0
7138017023	3908 ATLANTIC AVE	0.29	NSC-L	11	0	0
7138017022	3900 ATLANTIC AVE	0.31	NSC-L	12	0	0
7138030015	3850 ATLANTIC AVE	0.44	NSC-L	0	3	10
7139004004	3839 ATLANTIC AVE	0.38	NSC-L	0	2	9
7138031024	3804 ATLANTIC AVE	0.73	NSC-L	27	0	0
7145019014	3402 ATLANTIC AVE	0.50	NSC-M	34	0	0
7148013034	3395 ATLANTIC AVE	0.41	NSC-M	28	0	0
7148012033	3390 ATLANTIC AVE	0.26	NSC-M	0	3	10
7148013036	3355 ATLANTIC AVE	0.16	NSC-M	11	0	0
7148013037	3333 ATLANTIC AVE	0.36	NSC-M	25	0	0
7148013038	3301 ATLANTIC AVE	0.54	NSC-M	37	0	0
7148013033	3301 ATLANTIC AVE	0.59	NSC-M	41	0	0
7211001003	2572 ATLANTIC AVE	0.29	TOD-M	44	0	0
7211001004	2560 ATLANTIC AVE	0.15	TOD-M	23	0	0
7211001005	2556 ATLANTIC AVE	0.14	TOD-M	21	0	0
7211001006	2546 ATLANTIC AVE	0.15	TOD-M	23	0	0
7208006057	2545 ATLANTIC AVE	0.11	TOD-M	17	0	0
7208006058	2535 ATLANTIC AVE	0.11	TOD-M	17	0	0
7208006060	2525 ATLANTIC AVE	0.11	TOD-M	17	0	0
7208006061	2515 ATLANTIC AVE	0.10	TOD-M	15	0	0
7208007008	2485 ATLANTIC AVE	0.23	MFR-M	14	0	0
7208007027	2467 ATLANTIC AVE	0.35	MFR-M	22	0	0
7208007026	2403 ATLANTIC AVE	0.26	MFR-M	0	2	10
7210009011	1954 ATLANTIC AVE	0.28	TOD-L	0	4	16
7210009027	1934 ATLANTIC AVE	0.14	TOD-L	0	2	8
7209004023	1909 ATLANTIC AVE	0.13	TOD-L	0	2	7

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7209004022	1901 ATLANTIC AVE	0.13	TOD-L	0	2	7
7210016029	1890 ATLANTIC AVE	0.12	TOD-L	12	0	0
7210016028	1884 ATLANTIC AVE	0.11	TOD-L	11	0	0
7210016027	1870 ATLANTIC AVE	0.23	TOD-L	23	0	0
7210016904	1858 ATLANTIC AVE	0.34	TOD-L	34	0	0
7209006022	1825 ATLANTIC AVE	0.13	TOD-L	0	2	7
7269032906	1535 ATLANTIC AVE	0.55	TOD-L	55	0	0
7269031017	1491 ATLANTIC AVE	0.16	TOD-L	0	2	10
7269031018	1487 ATLANTIC AVE	0.13	TOD-L	0	2	7
7269031020	1475 ATLANTIC AVE	0.14	TOD-L	0	2	8
7269031021	1473 ATLANTIC AVE	0.16	TOD-L	0	2	10
7274013030	1066 ATLANTIC AVE	0.28	TOD-L	28	0	0
7274013008	1036 ATLANTIC AVE	0.14	TOD-L	0	2	8
7313033018	2629 BALTIC AVE	0.16	NSC-L	0	1	4
7254008023	1067 BELMONT AVE	0.14	MFR-L	0	1	3
7254008022	1065 BELMONT AVE	0.14	MFR-L	0	1	3
7205003004	2575 CEDAR AVE	0.15	NSC-L	6	0	0
7269036003	1777 CEDAR AVE	0.17	NSC-M	0	2	6
7269001030	1726 CEDAR AVE	0.18	MFR-M	11	0	0
7269001031	1724 CEDAR AVE	0.18	MFR-M	11	0	0
7269001032	1720 CEDAR AVE	0.18	MFR-M	11	0	0
7269036023	1719 CEDAR AVE	0.17	MFR-M	0	2	6
7269036024	1709 CEDAR AVE	0.17	MFR-M	0	2	6
7269042019	1339 CEDAR AVE	0.14	MFR-M	0	1	5
7269042020	1335 CEDAR AVE	0.14	MFR-M	0	1	5
7275005004	332 CERRITOS AVE	0.13	MFR-M	0	1	5
7275005005	326 CERRITOS AVE	0.14	MFR-M	0	1	5
7265003011	27 CERRITOS AVE	0.12	MFR-M	0	1	4
7268027002	1782 CERRITOS AVE	0.15	NSC-M	0	1	6
7268027005	1776 CERRITOS AVE	0.15	NSC-M	0	1	6
7268027013	1742 CERRITOS AVE	0.15	NSC-M	0	1	6
7268027027	1736 CERRITOS AVE	0.12	NSC-M	0	1	5
7129030016	5003 CHERRY AVE	0.51	FCN	0	0	5
7147026017	3431 CHERRY AVE	0.90	NSC-L	34	0	0

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7267015015	935 CHERRY AVE	0.15	NSC-M	0	1	6
7262024010	760 CHERRY AVE	0.15	NSC-M	0	1	6
7262024012	754 CHERRY AVE	0.15	NSC-M	0	1	6
7116006048	6825 CHERRY AVE	0.59	NSC-M	41	0	0
7116006047	6821 CHERRY AVE	0.25	NSC-M	17	0	0
7116006046	6819 CHERRY AVE	0.35	NSC-M	24	0	0
7116007053	6701 CHERRY AVE	0.40	NSC-M	0	4	16
7119001004	6510 CHERRY AVE	0.34	NSC-L	0	2	8
7114018052	6465 CHERRY AVE	0.52	NSC-L	20	0	0
7114020037	6395 CHERRY AVE	0.14	NSC-L	0	1	3
7114020039	6377 CHERRY AVE	0.15	NSC-L	0	1	4
7119014035	6242 CHERRY AVE	0.46	NSC-L	0	3	11
7118013004	6193 CHERRY AVE	0.26	NSC-L	0	2	6
7123013042	5925 CHERRY AVE	0.33	NSC-L	0	2	8
7119018900	5898 CHERRY AVE	0.41	NSC-M	28	0	0
7157015017	5540 CHERRY AVE	0.96	NSC-M	0	10	38
7128031030	5531 CHERRY AVE	0.31	NSC-M	0	3	12
7128031001	5519 CHERRY AVE	0.12	NSC-M	0	1	5
7128032001	5465 CHERRY AVE	0.24	NSC-M	0	2	10
7157015025	5450 CHERRY AVE	10.21	NSC-M	0	103	408
7128032019	5449 CHERRY AVE	0.14	NSC-M	0	1	6
7129003029	5365 CHERRY AVE	0.52	NSC-M	36	0	0
7129010028	5229 CHERRY AVE	0.25	FCN	0	0	3
7152001016	4700 CHERRY AVE	3.70	NSC-M	254	0	0
7137012011	4103 CHERRY AVE	0.51	FCN	0	0	6
7137013006	4001 CHERRY AVE	0.64	FCN	0	0	9
7137025027	3801 CHERRY AVE	0.30	FCN	0	0	3
7263007001	294 CHERRY AVE	0.14	MFR-M	0	1	5
7275019030	245 CHERRY AVE	0.23	MFR-M	0	2	8
7216032025	1845 CHERRY AVE	0.13	NSC-M	0	1	5
7216032023	1835 CHERRY AVE	0.13	NSC-M	0	1	5
7261005007	1701 CHERRY AVE	0.31	NSC-M	0	3	12
7261007029	1600 CHERRY AVE	0.20	NSC-M	0	2	8
7261008020	1535 CHERRY AVE	0.14	NSC-M	0	1	6

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7261008023	1519 CHERRY AVE	0.14	NSC-M	0	1	6
7261008024	1505 CHERRY AVE	0.14	NSC-M	0	1	6
7261017024	1441 CHERRY AVE	0.14	NSC-M	0	1	6
7261017025	1437 CHERRY AVE	0.14	NSC-M	0	1	6
7261017026	1433 CHERRY AVE	0.14	NSC-M	0	1	6
7261017030	1409 CHERRY AVE	0.14	NSC-M	0	1	6
7261017031	1403 CHERRY AVE	0.14	NSC-M	0	1	6
7261032007	1134 CHERRY AVE	0.15	NSC-M	0	1	6
7261032008	1132 CHERRY AVE	0.15	NSC-M	0	1	6
7262008021	1048 CHERRY AVE	0.13	NSC-M	0	1	5
7267014018	1043 CHERRY AVE	0.15	NSC-M	0	1	6
7262008020	1040 CHERRY AVE	0.13	NSC-M	0	1	5
7267014019	1035 CHERRY AVE	0.15	NSC-M	0	1	6
7280012005	445 CHESTNUT AVE	0.24	DT	1	0	9
7280012007	437 CHESTNUT AVE	0.24	DT	1	0	9
7206026010	2620 CHESTNUT AVE	0.15	NSC-L	0	1	4
7269038025	1615 CHESTNUT AVE	0.17	MFR-M	0	2	6
7269038026	1607 CHESTNUT AVE	0.17	MFR-M	0	2	6
7269039010	1548 CHESTNUT AVE	0.86	MFR-M	54	0	0
7180020003	4344 CLARK AVE	0.36	FCN	0	0	4
7258022006	776 CORONADO AVE	0.15	NSC-M	0	1	4
7258022028	720 CORONADO AVE	0.18	NSC-M	8	0	0
7258028005	675 CORONADO AVE	0.17	NSC-M	7	0	0
7120016032	6681 CORONADO AVE	0.15	NSC-M	0	1	6
7257013004	391 CORONADO AVE	0.15	NSC-L	0	1	4
7257013007	387 CORONADO AVE	0.15	NSC-L	0	1	4
7257014012	374 CORONADO AVE	0.15	NSC-L	0	1	4
7257019014	324 CORONADO AVE	0.15	NSC-L	0	1	4
7262027003	620 DAWSON AVE	0.14	NSC-M	10	0	0
7262027016	600 DAWSON AVE	0.33	NSC-M	23	0	0
7274022001	900 E 10TH ST	0.26	DT	1	0	9
7241012140	4313 E 10TH ST	0.69	MFR-L	26	0	0
7254017013	3842 E 10TH ST	1.77	MFR-L	66	0	0
7273011002	322 E 10TH ST	0.17	DT	3	0	26

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7258001025	2841 E 10TH ST	0.30	MFR-L	0	2	7
7273007023	233 E 10TH ST	0.18	DT	3	0	28
7273007024	223 E 10TH ST	0.18	DT	3	0	28
7273007038	201 E 10TH ST	0.12	DT	2	0	18
7267015014	1942 E 10TH ST	0.15	NSC-M	0	1	6
7274023007	1028 E 10TH ST	0.17	DT	1	0	6
7274023008	1020 E 10TH ST	0.17	DT	1	0	6
7274007013	1027 E 11TH ST	0.16	MFR-M	0	1	6
7274007037	1019 E 11TH ST	0.16	MFR-M	0	1	6
7269030014	505 E 14TH ST	0.28	TOD-L	0	4	16
7259006048	3515 E 15TH ST	0.15	NSC-M	0	1	6
7259006047	3507 E 15TH ST	0.16	NSC-M	0	2	6
7269022018	419 E 16TH ST	0.14	TOD-M	1	0	10
7269022016	415 E 16TH ST	0.14	TOD-M	1	0	10
7269021042	351 E 17TH ST	0.15	TOD-M	1	0	10
7269021014	345 E 17TH ST	0.15	TOD-M	1	0	10
7268030016	1225 E 17TH ST	0.15	NSC-M	0	1	6
7209008010	340 E 19TH ST	0.13	TOD-M	1	0	9
7216012001	1851 E 19TH ST	0.57	NSC-M	39	0	0
7281019020	417 E 1ST ST	0.09	DT	1	0	12
7281019019	401 E 1ST ST	0.20	DT	3	0	25
7256003004	3712 E 1ST ST	0.13	MFR-M	0	1	3
7256003003	3702 E 1ST ST	0.13	MFR-M	0	1	5
7265003008	1054 E 1ST ST	0.19	MFR-M	0	2	7
7209010007	408 E 20TH ST	0.14	TOD-L	1	0	9
7209010006	344 E 20TH ST	0.14	TOD-L	1	0	9
7208005019	544 E 25TH ST	0.12	TOD-L	0	2	7
7208005018	540 E 25TH ST	0.12	TOD-L	0	2	7
7208002010	233 E 25TH ST	0.15	TOD-L	0	2	9
7208002008	227 E 25TH ST	0.15	TOD-L	0	2	9
7208005020	550 E 25TH WAY	0.12	TOD-L	0	2	7
7206023012	204 E 29TH ST	0.15	TOD-M	1	0	10
7206023011	162 E 29TH ST	0.16	TOD-M	1	0	11
7243013035	5700 E 2ND ST	0.28	NSC-L	0	2	6

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7265020028	1831 E 2ND ST	0.12	MFR-M	0	1	4
7265020025	1821 E 2ND ST	0.12	MFR-M	0	1	4
7206011013	222 E 31ST ST	0.14	MFR-M	0	1	3
7206010010	116 E 31ST ST	0.14	MFR-M	0	1	3
7206010009	114 E 31ST ST	0.14	MFR-M	0	1	3
7206010008	112 E 31ST ST 000B	0.14	MFR-M	0	1	3
7206011014	226 E 31ST ST A	0.14	MFR-M	0	1	3
7263007004	2016 E 3RD ST	0.19	MFR-M	0	2	7
7280017009	119 E 3RD ST	0.17	DT	29	0	0
7266008022	975 E 4TH ST	0.17	DT	2	0	22
7266008021	965 E 4TH ST	0.16	DT	2	0	20
7275001002	912 E 4TH ST	0.24	DT	3	0	31
7266008015	901 E 4TH ST	0.42	DT	6	0	53
7275001001	900 E 4TH ST	0.07	DT	1	0	9
7281011001	600 E 4TH ST	0.23	DT	3	0	29
7255037028	4337 E 4TH ST	0.29	NSC-L	0	2	7
7255036015	4300 E 4TH ST	0.16	NSC-L	0	1	4
7255036013	4240 E 4TH ST	0.16	NSC-L	0	1	4
7255015017	3932 E 4TH ST	0.15	NSC-L	0	1	4
7255014001	3800 E 4TH ST	0.12	NSC-L	0	1	3
7255003020	3714 E 4TH ST	0.14	NSC-L	0	1	3
7255003021	3708 E 4TH ST	0.14	NSC-L	0	1	3
7255003007	3646 E 4TH ST	0.14	NSC-L	0	1	3
7255003006	3640 E 4TH ST	0.14	NSC-L	0	1	3
7255002007	3601 E 4TH ST	0.30	NSC-L	0	2	7
7257016027	3540 E 4TH ST	0.48	NSC-L	18	0	0
7257005019	3027 E 4TH ST	0.15	NSC-L	0	1	4
7257005018	3017 E 4TH ST	0.15	NSC-L	0	1	4
7257008023	2919 E 4TH ST	0.15	NSC-L	0	1	4
7257008022	2909 E 4TH ST	0.15	NSC-L	0	1	4
7257008016	2811 E 4TH ST	0.15	NSC-L	0	1	4
7257008015	2805 E 4TH ST	0.15	NSC-L	0	1	4
7263023024	2741 E 4TH ST	0.27	NSC-L	0	2	6
7263020010	2429 E 4TH ST	0.15	NSC-L	0	1	4

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7263020009	2425 E 4TH ST	0.15	NSC-L	0	1	4
7263004001	2000 E 4TH ST	0.37	NSC-L	0	2	9
7266026045	1949 E 4TH ST	0.44	NSC-L	0	3	10
7275016050	1800 E 4TH ST	0.40	NSC-L	0	2	10
7266015024	1337 E 4TH ST	0.12	NSC-L	0	1	3
7266015023	1327 E 4TH ST	0.19	NSC-L	0	1	5
7275001021	1030 E 4TH ST	0.26	DT	4	0	32
7281005003	832 E 5TH ST	0.28	DT	4	0	35
7281002010	523 E 5TH ST	0.17	DT	2	0	22
7281002009	509 E 5TH ST	0.17	DT	2	0	22
7281002041	437 E 5TH ST	0.17	DT	2	0	22
7281002024	425 E 5TH ST	0.17	DT	2	0	22
7266007027	1011 E 5TH ST	0.13	DT	2	0	16
7266007026	1001 E 5TH ST	0.15	DT	2	0	19
7121014001	2800 E 63RD ST	0.25	NSC-L	0	2	6
7115002009	590 E 67TH ST	0.16	NSC-M	0	2	6
7115002006	570 E 67TH ST	0.14	NSC-M	0	1	6
7120016030	3240 E 67TH ST	0.15	NSC-M	0	1	6
7120016031	3230 E 67TH ST	0.14	NSC-M	0	1	6
7274018040	633 E 6TH ST	0.17	DT	2	0	22
7274018039	625 E 6TH ST	0.17	DT	2	0	22
7266007007	1036 E 6TH ST	0.15	DT	2	0	19
7266007008	1028 E 6TH ST	0.15	DT	2	0	19
7273020039	325 E 7TH ST	0.17	DT	3	0	26
7274017035	633 E 7TH ST	0.17	DT	2	0	22
7274017034	623 E 7TH ST	0.17	DT	2	0	22
7274017033	617 E 7TH ST	0.17	DT	2	0	22
7274017045	601 E 7TH ST	0.23	DT	3	0	29
7241018032	4740 E 7TH ST	0.38	NSC-L	0	2	9
7241016025	4540 E 7TH ST	0.42	NSC-L	0	3	10
7241015031	4400 E 7TH ST	0.30	NSC-L	0	2	7
7241002040	4350 E 7TH ST	0.27	NSC-L	0	2	6
7254021013	4017 E 7TH ST	0.14	NSC-L	0	1	3
7254021012	4001 E 7TH ST	0.23	NSC-L	0	1	6

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7273020024	337 E 7TH ST	0.17	DT	3	0	26
7258027103	3322 E 7TH ST	0.54	NSC-M	37	0	0
7258022021	3303 E 7TH ST	0.17	NSC-M	12	0	0
7258028001	3250 E 7TH ST	0.12	NSC-M	8	0	0
7258028004	3222 E 7TH ST	0.14	NSC-M	10	0	0
7258021005	3201 E 7TH ST	0.28	NSC-M	0	3	11
7258028028	3200 E 7TH ST	0.59	NSC-M	41	0	0
7258031014	2926 E 7TH ST	0.16	NSC-M	0	2	6
7258031013	2918 E 7TH ST	0.16	NSC-M	0	2	6
7258017026	2801 E 7TH ST	0.32	NSC-M	0	3	13
7262017025	2717 E 7TH ST	0.15	NSC-M	0	1	6
7262017024	2709 E 7TH ST	0.15	NSC-M	0	1	6
7262032001	2700 E 7TH ST	0.20	NSC-M	0	2	8
7262021011	2337 E 7TH ST	0.27	NSC-M	0	3	10
7262027002	2212 E 7TH ST	0.16	NSC-M	11	0	0
7262027001	2200 E 7TH ST	0.16	NSC-M	11	0	0
7267030005	1837 E 7TH ST	0.17	NSC-M	0	2	6
7267030004	1829 E 7TH ST	0.14	NSC-M	0	1	6
7266001034	1577 E 7TH ST	0.45	NSC-L	0	3	11
7266017071	1500 E 7TH ST	0.41	NSC-M	0	4	16
7266003033	1155 E 7TH ST	0.37	NSC-M	0	4	14
7266006042	1020 E 7TH ST	0.39	DT	5	0	50
7273017020	345 E 8TH ST	0.07	DT	1	0	11
7273011021	327 E 9TH ST	0.13	DT	2	0	20
7240011006	5124 E ANAHEIM RD	0.69	MFR-L	26	0	0
7253025035	4127 E ANAHEIM ST	0.32	NSC-M	22	0	0
7254004033	3942 E ANAHEIM ST	0.25	NSC-M	0	2	10
7274005001	900 E ANAHEIM ST	0.30	NSC-M	0	3	12
7274003005	700 E ANAHEIM ST	0.18	NSC-M	0	2	7
7274001017	556 E ANAHEIM ST	0.13	TOD-L	0	2	7
7274001016	550 E ANAHEIM ST	0.11	TOD-L	0	2	6
7269029019	543 E ANAHEIM ST	0.17	TOD-M	26	0	0
7269029020	541 E ANAHEIM ST	0.17	TOD-M	26	0	0
7269029021	535 E ANAHEIM ST	0.17	TOD-M	26	0	0

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7269029022	501 E ANAHEIM ST	0.50	TOD-M	75	0	0
7269028020	437 E ANAHEIM ST	0.25	TOD-M	3	0	24
7253028029	4315 E ANAHEIM ST	0.41	NSC-M	0	4	16
7253025026	4133 E ANAHEIM ST	0.32	NSC-M	22	0	0
7253025020	4023 E ANAHEIM ST	0.16	NSC-M	11	0	0
7253025019	4021 E ANAHEIM ST	0.16	NSC-M	11	0	0
7253025031	4001 E ANAHEIM ST	0.47	NSC-M	32	0	0
7253010035	3925 E ANAHEIM ST	0.21	NSC-M	0	2	8
7254004031	3922 E ANAHEIM ST	0.26	NSC-M	0	3	10
7253010033	3909 E ANAHEIM ST	0.24	NSC-M	0	2	10
7254002001	3800 E ANAHEIM ST	0.17	NSC-M	12	0	0
7254002022	3720 E ANAHEIM ST	0.44	NSC-M	30	0	0
7253009034	3701 E ANAHEIM ST	0.20	NSC-M	14	0	0
7253009010	3655 E ANAHEIM ST	0.67	NSC-M	29	0	0
7254001016	3636 E ANAHEIM ST	0.59	NSC-M	41	0	0
7259014011	3530 E ANAHEIM ST	0.33	NSC-M	23	0	0
7259014022	3522 E ANAHEIM ST	0.15	NSC-M	10	0	0
7259014001	3512 E ANAHEIM ST	0.15	NSC-M	10	0	0
7259013005	3422 E ANAHEIM ST	0.12	NSC-M	0	1	5
7259013004	3416 E ANAHEIM ST	0.15	NSC-M	0	1	6
7259010083	3411 E ANAHEIM ST	0.95	NSC-M	65	0	0
7259013003	3408 E ANAHEIM ST	0.13	NSC-M	0	1	5
7259010031	3401 E ANAHEIM ST	0.19	NSC-M	13	0	0
7259009036	3339 E ANAHEIM ST	0.75	NSC-M	52	0	0
7259015012	3300 E ANAHEIM ST	0.18	NSC-M	0	2	7
7259008032	3229 E ANAHEIM ST	0.44	NSC-M	30	0	0
7259015013	3204 E ANAHEIM ST	6.99	NSC-M	0	70	280
7259008031	3201 E ANAHEIM ST	0.19	NSC-M	13	0	0
7259016001	3102 E ANAHEIM ST	0.30	NSC-M	21	0	0
7259017023	2938 E ANAHEIM ST	0.48	NSC-M	33	0	0
7259021022	2923 E ANAHEIM ST	0.13	NSC-M	9	0	0
7259017002	2916 E ANAHEIM ST	0.15	NSC-M	10	0	0
7259021015	2901 E ANAHEIM ST	0.40	NSC-M	28	0	0
7259019027	2888 E ANAHEIM ST	0.27	NSC-M	0	3	10

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7259020016	2841 E ANAHEIM ST	0.13	NSC-M	9	0	0
7259020015	2829 E ANAHEIM ST	0.27	NSC-M	19	0	0
7259020014	2821 E ANAHEIM ST	0.13	NSC-M	9	0	0
7259020013	2809 E ANAHEIM ST	0.13	NSC-M	9	0	0
7260026025	2701 E ANAHEIM ST	0.95	MFR-M	59	0	0
7260027026	2700 E ANAHEIM ST	0.28	NSC-M	0	3	11
7260025029	2625 E ANAHEIM ST	0.72	NSC-M	50	0	0
7260024014	2501 E ANAHEIM ST	0.26	NSC-M	0	3	10
7260030034	2436 E ANAHEIM ST	0.35	NSC-M	0	3	14
7269015018	233 E ANAHEIM ST	0.34	TOD-M	51	0	0
7260022028	2325 E ANAHEIM ST	0.28	NSC-M	0	3	11
7260021028	2235 E ANAHEIM ST	0.14	NSC-M	0	1	6
7260021027	2219 E ANAHEIM ST	0.14	NSC-M	0	1	6
7260021026	2215 E ANAHEIM ST	0.14	NSC-M	0	1	6
7261033027	2130 E ANAHEIM ST	0.54	NSC-M	37	0	0
7261022015	2041 E ANAHEIM ST	0.34	NSC-M	0	3	14
7261022014	2021 E ANAHEIM ST	0.15	NSC-M	0	1	6
7261031001	1942 E ANAHEIM ST	0.14	NSC-M	10	0	0
7261031028	1934 E ANAHEIM ST	0.40	NSC-M	28	0	0
7261031005	1908 E ANAHEIM ST	0.13	NSC-M	9	0	0
7261026014	1735 E ANAHEIM ST	0.21	NSC-M	14	0	0
7261026013	1733 E ANAHEIM ST	0.17	NSC-M	12	0	0
7261026012	1731 E ANAHEIM ST	0.14	NSC-M	10	0	0
7261027009	1601 E ANAHEIM ST	0.40	NSC-M	0	4	16
7261028003	1600 E ANAHEIM ST	0.30	NSC-M	0	3	12
7268040031	1569 E ANAHEIM ST	0.32	NSC-M	0	3	13
7268040024	1525 E ANAHEIM ST	0.14	NSC-M	0	1	6
7269014009	141 E ANAHEIM ST	0.17	TOD-M	2	0	16
7267003042	1340 E ANAHEIM ST	0.23	NSC-M	0	2	9
7269014008	131 E ANAHEIM ST	0.17	TOD-M	2	0	16
7267003002	1200 E ANAHEIM ST	0.21	NSC-M	0	2	8
7268018024	1199 E ANAHEIM ST	0.50	NSC-M	34	0	0
7268017020	1155 E ANAHEIM ST	0.43	NSC-M	0	4	17
7268016047	1111 E ANAHEIM ST	0.21	NSC-M	0	2	8

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7268016028	1101 E ANAHEIM ST	0.12	NSC-M	0	1	5
7273004042	110 E ANAHEIM ST	0.32	DT	5	0	49
7274006001	1038 E ANAHEIM ST	0.16	NSC-M	11	0	0
7274006002	1024 E ANAHEIM ST	0.16	NSC-M	11	0	0
7274006003	1020 E ANAHEIM ST	0.16	NSC-M	11	0	0
7274006004	1006 E ANAHEIM ST	0.16	NSC-M	11	0	0
7115006039	901 E ARTESIA BLVD	0.38	NSC-L	14	0	0
7115005012	801 E ARTESIA BLVD	0.15	NSC-L	0	1	4
7120018072	3490 E ARTESIA BLVD	0.22	NSC-M	10	0	0
7120018077	3430 E ARTESIA BLVD	0.35	NSC-M	15	0	0
7120018031	3350 E ARTESIA BLVD	0.36	NSC-M	0	2	9
7120017024	3303 E ARTESIA BLVD	5.34	NSC-M	0	53	214
7120002033	3012 E ARTESIA BLVD	0.28	NSC-M	0	2	7
7120001036	2990 E ARTESIA BLVD	0.23	NSC-M	0	1	6
7114005058	1965 E ARTESIA BLVD	0.48	NSC-L	0	3	11
7114005057	1833 E ARTESIA BLVD	0.38	NSC-L	0	2	9
7114009037	1600 E ARTESIA BLVD	0.35	NSC-L	0	2	9
7114001058	1313 E ARTESIA BLVD	2.33	NSC-L	87	0	0
7114001030	1221 E ARTESIA BLVD	0.11	NSC-L	4	0	0
7114013025	1200 E ARTESIA BLVD	0.48	NSC-L	0	3	11
7115007039	1133 E ARTESIA BLVD	0.13	NSC-L	0	1	3
7115007038	1117 E ARTESIA BLVD	0.14	NSC-L	0	1	3
7115007037	1115 E ARTESIA BLVD	0.14	NSC-L	0	1	3
7115006032	1011 E ARTESIA BLVD	0.28	NSC-L	11	0	0
7115006031	1009 E ARTESIA BLVD	0.14	NSC-L	5	0	0
7239008001	6500 E ATHERTON ST	3.23	FCN	0	0	39
7240001023	5270 E ATHERTON ST	0.32	MFR-L	0	2	8
7138031016	645 E BIXBY RD	0.30	FCN	0	0	3
7139012012	323 E BIXBY RD	0.16	NSC-L	0	1	4
7139012011	301 E BIXBY RD	0.16	NSC-L	0	1	4
7281021032	740 E BROADWAY	0.40	DT	7	0	61
7281013014	733 E BROADWAY	0.26	DT	4	0	40
7281021004	730 E BROADWAY	0.40	DT	7	0	61
7281015100	525 E BROADWAY	0.35	DT	6	0	54

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7256011029	4000 E BROADWAY	0.28	FCN	0	0	3
7264004020	3215 E BROADWAY	0.12	NSC-L	0	1	3
7275019031	1923 E BROADWAY	0.12	NSC-M	0	1	5
7280020038	139 E BROADWAY	0.13	DT	2	0	20
7280020035	127 E BROADWAY	0.16	DT	3	0	24
7265010024	1100 E BROADWAY	0.26	NSC-M	0	3	10
7206023025	220 E CANTON ST	0.15	TOD-M	16	0	0
7206023023	212 E CANTON ST	0.14	TOD-M	1	0	10
7206023022	170 E CANTON ST	0.14	TOD-M	1	0	10
7206023021	162 E CANTON ST	0.14	TOD-M	1	0	10
7266005009	1036 E CHANDA CT	0.12	DT	2	0	15
7266005008	1032 E CHANDA CT	0.12	DT	2	0	15
7264005019	3131 E CORTO PL	0.17	NSC-L	0	1	4
7209006013	540 E DAYMAN ST	0.15	TOD-L	0	2	9
7209006011	534 E DAYMAN ST	0.15	TOD-L	0	2	9
7206021005	240 E ELDRIDGE ST	0.14	MFR-M	0	1	3
7206021004	236 E ELDRIDGE ST	0.14	MFR-M	0	1	3
7206021003	220 E ELDRIDGE ST	0.14	MFR-M	0	1	3
7269020020	343 E ESTHER ST	0.15	TOD-M	23	0	0
7269020900	333 E ESTHER ST	0.15	TOD-M	23	0	0
7269021019	318 E ESTHER ST	0.16	TOD-M	24	0	0
7268030027	1234 E ESTHER ST	0.15	NSC-M	0	1	6
7268030002	1226 E ESTHER ST	0.15	NSC-M	0	1	6
7240011024	5251 E LAS LOMAS ST	0.92	NSC-L	35	0	0
7219020012	5033 E LOS COYOTES DIAGONAL	0.25	FCN	0	0	3
7131001026	58 E MARKET ST	0.17	NSC-L	0	1	4
7131001025	54 E MARKET ST	0.16	NSC-L	0	1	4
7131004007	336 E MARKET ST	0.17	NSC-L	0	1	4
7131004006	330 E MARKET ST	0.16	NSC-L	0	1	4
7126034025	201 E MARKET ST	0.82	NSC-L	31	0	0
7126035041	135 E MARKET ST	0.14	NSC-L	0	1	3
7126036056	13 E MARKET ST	0.30	NSC-L	0	2	7
7126035020	127 E MARKET ST	0.14	NSC-L	0	1	3

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7131002003	114 E MARKET ST	0.13	NSC-L	0	1	3
7131002030	100 E MARKET ST	0.26	NSC-L	0	2	6
7243004015	5871 E NAPLES PLZ	0.63	NSC-L	24	0	0
7243004019	5865 E NAPLES PLZ	0.26	NSC-L	0	2	6
7281023013	615 E OCEAN BLVD	0.42	DT	7	0	64
7280029024	211 E OCEAN BLVD	0.99	DT	17	0	151
7253001001	3600 E PACIFIC COAST HWY	0.23	NSC-M	0	2	9
7269019050	220 E PACIFIC COAST HWY	0.47	TOD-M	71	0	0
7268003038	904 E PACIFIC COAST HWY	0.52	NSC-M	36	0	0
7242012006	6700 E PACIFIC COAST HWY	2.54	RSF	95	0	0
7237020040	6695 E PACIFIC COAST HWY	0.87	RSF	0	5	21
7242011013	6500 E PACIFIC COAST HWY	6.17	RSF	0	37	148
7237020051	6411 E PACIFIC COAST HWY	18.18	RSF	0	182	727
7209006026	595 E PACIFIC COAST HWY	0.35	TOD-M	4	0	34
7209006018	567 E PACIFIC COAST HWY	0.14	TOD-M	21	0	0
7209006025	555 E PACIFIC COAST HWY	0.41	TOD-M	62	0	0
7269035011	538 E PACIFIC COAST HWY	0.13	TOD-M	1	0	13
7209006010	533 E PACIFIC COAST HWY	0.14	TOD-M	21	0	0
7269035010	530 E PACIFIC COAST HWY	0.13	TOD-M	1	0	13
7209006008	525 E PACIFIC COAST HWY	0.14	TOD-M	21	0	0
7240011032	5201 E PACIFIC COAST HWY	0.74	NSC-L	28	0	0
7240011030	5155 E PACIFIC COAST HWY	0.90	NSC-L	79	0	0
7220004001	5095 E PACIFIC COAST HWY	0.31	MFR-L	0	2	7
7269035001	500 E PACIFIC COAST HWY	0.11	TOD-M	1	0	11
7220005003	4500 E PACIFIC COAST HWY	0.31	NSC-M	0	3	12
7269020014	402 E PACIFIC COAST HWY	0.14	TOD-M	21	0	0
7259003007	3500 E PACIFIC COAST HWY	0.34	NSC-M	23	0	0
7259002002	3344 E PACIFIC COAST HWY	0.14	NSC-M	0	1	6
7259033043	3100 E PACIFIC COAST HWY	0.40	NSC-M	0	4	16
7259032022	3000 E PACIFIC COAST HWY	0.26	NSC-M	0	3	10
7259031035	2838 E PACIFIC COAST HWY	0.25	NSC-M	17	0	0
7259031029	2800 E PACIFIC COAST HWY	0.27	NSC-M	19	0	0
7260005001	2500 E PACIFIC COAST HWY	0.14	NSC-M	0	1	6
7260003014	2434 E PACIFIC COAST HWY	0.26	NSC-M	0	3	10

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7260002020	2340 E PACIFIC COAST HWY	0.51	NSC-M	35	0	0
7260002010	2300 E PACIFIC COAST HWY	0.53	NSC-M	36	0	0
7269019028	228 E PACIFIC COAST HWY	0.16	TOD-M	24	0	0
7260001015	2100 E PACIFIC COAST HWY	0.14	NSC-M	0	1	6
7209015031	209 E PACIFIC COAST HWY	0.47	TOD-M	5	0	46
7261006029	2054 E PACIFIC COAST HWY	0.34	NSC-M	0	3	14
7216033028	1843 E PACIFIC COAST HWY	0.41	NSC-M	0	4	16
7216033026	1801 E PACIFIC COAST HWY	0.25	NSC-M	0	2	10
7216033027	1629 E PACIFIC COAST HWY	0.26	NSC-M	0	3	10
7216033001	1601 E PACIFIC COAST HWY	0.26	NSC-M	0	3	10
7261001022	1600 E PACIFIC COAST HWY	0.71	NSC-M	49	0	0
7268029045	1520 E PACIFIC COAST HWY	0.34	NSC-M	0	3	14
7268028039	1250 E PACIFIC COAST HWY	1.32	NSC-M	91	0	0
7268027035	1190 E PACIFIC COAST HWY	0.41	NSC-M	28	0	0
7210032040	1101 E PACIFIC COAST HWY	0.39	NSC-M	0	4	15
7269010011	110 E PACIFIC COAST HWY	0.30	TOD-M	3	0	29
7209016035	101 E PACIFIC COAST HWY	0.24	TOD-M	3	0	23
7259005019	3517 E RANSOM ST	0.15	NSC-M	0	1	6
7259005018	3507 E RANSOM ST	0.15	NSC-M	0	1	6
7259006005	3222 E RANSOM ST	0.18	NSC-M	0	2	7
7135019020	1155 E SAN ANTONIO DR	0.53	NSC-L	20	0	0
7135019017	1145 E SAN ANTONIO DR	0.28	NSC-L	11	0	0
7135027002	1140 E SAN ANTONIO DR	0.35	NSC-L	0	2	9
7127004038	800 E SOUTH ST	0.14	MFR-M	0	1	3
7126001024	302 E SOUTH ST	0.26	MFR-L	0	2	6
7157012016	2440 E SOUTH ST	0.90	NSC-M	62	0	0
7119018030	2311 E SOUTH ST	2.25	NSC-M	155	0	0
7123019029	1535 E SOUTH ST	0.18	MFR-M	0	1	5
7123019028	1517 E SOUTH ST	0.15	MFR-M	0	1	4
7128008006	1516 E SOUTH ST	0.12	MFR-M	0	1	3
7128008022	1510 E SOUTH ST	0.19	MFR-M	0	1	5
7123022029	1201 E SOUTH ST	0.52	NSC-M	36	0	0
7223019007	5201 E STEARNS ST	1.98	FCN	45	0	0
7223019004	5195 E STEARNS ST	0.36	FCN	0	0	4

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7208006062	572 E VERNON ST	0.13	TOD-M	0	3	11
7208006063	566 E VERNON ST	0.09	TOD-M	0	2	8
7208006064	560 E VERNON ST	0.06	TOD-M	0	1	5
7208006065	550 E VERNON ST	0.05	TOD-M	0	1	4
7257030025	3425 E VISTA ST	0.14	NSC-L	0	1	3
7146022031	1061 E WARDLOW RD	0.22	NSC-L	0	1	6
7145019018	675 E WARDLOW RD	0.48	NSC-L	18	0	0
7145012022	577 E WARDLOW RD	0.57	NSC-M	39	0	0
7145012021	577 E WARDLOW RD	0.52	NSC-M	36	0	0
7148013028	550 E WARDLOW RD	0.39	NSC-M	0	4	16
7148013042	530 E WARDLOW RD	0.57	NSC-M	40	0	0
7148013014	500 E WARDLOW RD	0.59	NSC-M	39	0	0
7145011015	433 E WARDLOW RD	0.38	NSC-M	26	0	0
7146022013	1069 E WARDLOW RD	0.22	NSC-L	0	1	6
7228017015	6220 E WILLOW ST	2.83	FCN	82	0	0
7228017004	6200 E WILLOW ST	0.74	FCN	0	0	8
7208006009	590 E WILLOW ST	0.28	TOD-M	3	0	27
7208006055	558 E WILLOW ST	0.21	TOD-M	2	0	21
7208006056	540 E WILLOW ST	0.28	TOD-M	3	0	27
7273017025	805 ELM AVE	0.40	DT	7	0	61
7273020012	745 ELM AVE	0.17	DT	3	0	26
7273020013	735 ELM AVE	0.17	DT	3	0	26
7145010001	3650 ELM AVE	0.34	MFR-L	0	2	8
7145011033	3590 ELM AVE	0.70	MFR-M	44	0	0
7145006026	3491 ELM AVE	0.29	MFR-M	0	3	10
7281009901	345 ELM AVE	0.34	DT	6	0	52
7145011014	3429 ELM AVE	0.30	NSC-M	21	0	0
7207001031	3247 ELM AVE	0.41	NSC-M	28	0	0
7207011033	2690 ELM AVE	0.12	TOD-M	1	0	12
7207011032	2666 ELM AVE	0.13	TOD-M	1	0	13
7269023011	1567 ELM AVE	0.17	TOD-M	1	0	12
7269023012	1561 ELM AVE	0.17	TOD-M	1	0	12
7269026028	1487 ELM AVE	0.15	TOD-M	2	0	14
7269025035	1484 ELM AVE	0.22	TOD-M	0	3	14

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7269026029	1483 ELM AVE	0.17	TOD-M	2	0	16
7269025008	1478 ELM AVE	0.17	TOD-M	0	3	10
7269026033	1429 ELM AVE	0.16	TOD-M	2	0	15
7269026034	1425 ELM AVE	0.15	TOD-M	2	0	14
7269026008	1411 ELM AVE	0.15	TOD-M	2	0	14
7273008016	1077 ELM AVE	0.15	TOD-L	15	0	0
7273008017	1069 ELM AVE	0.17	TOD-L	17	0	0
7273008018	1063 ELM AVE	0.17	TOD-L	17	0	0
7273008019	1053 ELM AVE	0.17	TOD-L	17	0	0
7273008020	1051 ELM AVE	0.14	TOD-L	14	0	0
7206028015	2621 EUCALYPTUS AVE	0.15	NSC-L	0	1	4
7254014025	831 EUCLID AVE	0.14	MFR-L	0	1	3
7256006003	221 EUCLID AVE	0.16	NSC-L	0	1	5
7259016002	1220 FREEMAN AVE	0.14	NSC-M	10	0	0
7259016003	1208 FREEMAN AVE	0.14	NSC-M	10	0	0
7259016026	1116 FREEMAN AVE	0.29	NSC-M	20	0	0
7259016010	1100 FREEMAN AVE	0.29	NSC-M	20	0	0
7261008001	1640 GARDENIA AVE	0.13	NSC-M	0	1	5
7261008011	1536 GARDENIA AVE	0.14	NSC-M	0	1	6
7261008012	1530 GARDENIA AVE	0.15	NSC-M	0	1	6
7259031017	1767 GLADYS AVE	0.15	NSC-M	10	0	0
7259020026	1375 GLADYS AVE	0.40	MFR-M	0	4	14
7256003005	65 GRAND AVE	0.13	MFR-M	0	1	3
7255014003	386 GRAND AVE	0.12	NSC-L	0	1	3
7120015054	6629 HAMMOND AVE	0.24	NSC-M	0	2	10
7120015053	6621 HAMMOND AVE	0.12	NSC-M	0	1	5
7209028021	1816 HENDERSON AVE	0.17	NSC-M	12	0	0
7209028027	1826 HENDERSON AVE # A	0.17	NSC-M	12	0	0
7120016042	6661 INDIANA AVE	0.15	NSC-M	0	1	6
7263013014	392 JUNIPERO AVE	0.32	NSC-L	0	2	8
7263007046	275 JUNIPERO AVE	0.27	MFR-M	0	2	10
7262004008	1028 JUNIPERO AVE	0.15	MFR-L	0	1	4
7262004009	1006 JUNIPERO AVE	0.30	MFR-L	0	2	7
7268025003	1783 LEMON AVE	0.15	NSC-M	0	1	6

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7268025005	1773 LEMON AVE	0.15	NSC-M	0	1	6
7274021001	850 LIME AVE	0.52	DT	2	0	19
7274021002	830 LIME AVE	0.17	DT	1	0	6
7127020025	5417 LIME AVE	0.13	NSC-M	6	0	0
7274003007	1224 LIME AVE	0.15	MFR-M	0	1	6
7274003009	1218 LIME AVE	0.15	MFR-M	0	1	6
7274003035	1130 LIME AVE	0.15	MFR-M	0	1	6
7274003038	1122 LIME AVE	0.15	MFR-M	0	1	6
7274015042	920 LINDEN AVE	0.18	DT	1	0	6
7274015044	912 LINDEN AVE	0.25	DT	1	0	9
7127008011	5518 LINDEN AVE	0.13	NSC-L	0	1	3
7127008012	5510 LINDEN AVE	0.13	NSC-L	0	1	3
7130002032	5390 LINDEN AVE	0.23	NSC-M	10	0	0
7281007005	433 LINDEN AVE	0.17	DT	2	0	22
7281007062	425 LINDEN AVE	0.19	DT	3	0	24
7145013008	3516 LINDEN AVE	0.30	MFR-M	19	0	0
7145011036	3515 LINDEN AVE	0.62	MFR-M	39	0	0
7145013009	3510 LINDEN AVE	0.29	MFR-M	18	0	0
7148013025	3325 LINDEN AVE	0.19	NSC-M	0	2	7
7281015026	246 LINDEN AVE	0.17	DT	2	0	22
7281015028	240 LINDEN AVE	0.17	DT	2	0	22
7269035003	1774 LINDEN AVE	0.12	TOD-L	0	2	7
7269035004	1770 LINDEN AVE	0.15	TOD-L	0	2	9
7269021029	1733 LINDEN AVE	0.14	TOD-M	1	0	10
7269021028	1723 LINDEN AVE	0.14	TOD-M	1	0	10
7269024012	1565 LINDEN AVE	0.15	TOD-M	0	2	9
7269024013	1559 LINDEN AVE	0.15	TOD-M	0	2	9
7269025017	1471 LINDEN AVE	0.15	TOD-M	0	2	9
7269025018	1465 LINDEN AVE	0.15	TOD-M	0	2	9
7269025023	1423 LINDEN AVE	0.15	TOD-M	0	2	9
7269030013	1420 LINDEN AVE	0.16	TOD-L	0	2	10
7269025024	1415 LINDEN AVE	0.15	TOD-M	0	2	9
7281019047	135 LINDEN AVE	0.26	DT	4	0	32
7281019048	125 LINDEN AVE	0.15	DT	2	0	19

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7145012028	3426 LINDEN AVENUE	0.44	MFR-M	28	0	0
7273025001	695 LOCUST AVE	0.13	DT	22	0	0
7273025015	643 LOCUST AVE	0.18	DT	31	0	0
7273025017	635 LOCUST AVE	0.18	DT	31	0	0
7273025021	621 LOCUST AVE	0.56	DT	95	0	0
7141002011	3642 LOCUST AVE	0.15	NSC-L	0	1	4
7141003014	3500 LOCUST AVE	0.19	NSC-L	7	0	0
7141003016	3500 LOCUST AVE	0.18	NSC-L	7	0	0
7208023007	2246 LOCUST AVE	0.13	TOD-L	1	0	8
7208023008	2234 LOCUST AVE	0.13	TOD-L	1	0	8
7269019037	1722 LOCUST AVE	0.28	TOD-M	2	0	19
7269018012	1610 LOCUST AVE	0.17	TOD-M	1	0	12
7269018017	1604 LOCUST AVE	0.17	TOD-M	1	0	12
7269014001	1351 LOCUST AVE	0.27	TOD-M	3	0	26
7273006008	1155 LOCUST AVE	0.17	DT	3	0	26
7273006009	1145 LOCUST AVE	0.14	DT	2	0	22
7273007047	1130 LOCUST AVE	0.51	DT	9	0	78
7273006012	1119 LOCUST AVE	0.17	DT	3	0	26
7273006013	1105 LOCUST AVE	0.17	DT	3	0	26
7273007030	1044 LOCUST AVE	0.17	DT	3	0	26
7273007041	1034 LOCUST AVE	0.51	DT	9	0	78
7273006014	1025 LOCUST AVE	0.17	DT	3	0	26
7273006015	1021 LOCUST AVE	0.17	DT	3	0	26
7273007036	1012 LOCUST AVE	0.15	DT	3	0	23
7258009019	909 LOMA AVE	0.15	MFR-L	0	1	4
7258009020	901 LOMA AVE	0.15	MFR-L	0	1	4
7254014023	830 LOMA AVE	0.14	MFR-L	0	1	3
7258024021	723 LOMA AVE	0.14	MFR-L	0	1	3
7256006004	220 LOMA AVE	0.31	NSC-L	0	2	7
7264002024	217 LOMA AVE	0.15	NSC-L	0	1	4
7256006008	216 LOMA AVE	0.16	NSC-L	0	1	4
7264002025	215 LOMA AVE	0.15	NSC-L	0	1	4
7256006010	214 LOMA AVE	0.16	NSC-L	0	1	4
7256006012	212 LOMA AVE	0.14	NSC-L	0	1	3

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7259003012	1771 LOMA AVE	0.19	NSC-M	0	2	7
7254001027	1228 LOMA AVE	0.29	NSC-M	0	3	11
7259014013	1205 LOMA AVE	0.15	MFR-L	0	1	4
7259014014	1201 LOMA AVE	0.15	MFR-L	0	1	4
7273012037	923 LONG BEACH BLVD	0.21	DT	4	0	32
7273020038	700 LONG BEACH BLVD	0.48	DT	8	0	74
7207019068	3060 LONG BEACH BLVD	0.29	NSC-M	1	0	13
7208027036	2196 LONG BEACH BLVD	0.34	TOD-L	34	0	0
7269015022	1343 LONG BEACH BLVD	0.30	TOD-M	45	0	0
7273012010	931 LONG BEACH BLVD	0.19	DT	3	0	29
7273011031	928 LONG BEACH BLVD	0.29	DT	5	0	44
7273012011	927 LONG BEACH BLVD	0.17	DT	3	0	26
7273011015	918 LONG BEACH BLVD	0.29	DT	5	0	44
7273012024	915 LONG BEACH BLVD	0.34	DT	6	0	52
7273011016	912 LONG BEACH BLVD	0.17	DT	3	0	26
7273021017	795 LONG BEACH BLVD	0.52	DT	9	0	79
7273021007	729 LONG BEACH BLVD	0.19	DT	3	0	29
7304004009	6916 LONG BEACH BLVD	0.06	NSC-L	0	0	2
7304004027	6900 LONG BEACH BLVD	0.18	NSC-L	0	1	4
7304005002	6890 LONG BEACH BLVD	0.12	NSC-L	5	0	0
7304005003	6880 LONG BEACH BLVD	0.06	NSC-L	2	0	0
7304005007	6850 LONG BEACH BLVD	0.23	NSC-L	9	0	0
7305004033	6432 LONG BEACH BLVD	0.59	NSC-L	22	0	0
7307012005	6230 LONG BEACH BLVD	0.30	NSC-L	0	2	7
7307013001	6172 LONG BEACH BLVD	0.31	NSC-L	0	2	7
7273027037	600 LONG BEACH BLVD	1.51	DT	257	0	0
7126017037	5588 LONG BEACH BLVD	0.29	NSC-L	0	2	7
7132007024	5425 LONG BEACH BLVD	0.32	NSC-L	0	2	8
7131009027	5340 LONG BEACH BLVD	0.07	NSC-L	3	0	0
7131009028	5336 LONG BEACH BLVD	0.06	NSC-L	2	0	0
7131009025	5324 LONG BEACH BLVD	0.39	NSC-L	15	0	0
7132011902	5301 LONG BEACH BLVD	0.26	NSC-L	0	2	6
7131010026	5284 LONG BEACH BLVD	0.28	NSC-L	0	2	6
7132012035	5281 LONG BEACH BLVD	0.20	NSC-L	0	1	5

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7131010025	5278 LONG BEACH BLVD	0.13	NSC-L	0	1	3
7132012002	5277 LONG BEACH BLVD	0.07	NSC-L	0	0	2
7131025030	5190 LONG BEACH BLVD	0.26	NSC-L	10	0	0
7131025031	5170 LONG BEACH BLVD	0.28	NSC-L	11	0	0
7132016900	5151 LONG BEACH BLVD	0.26	NSC-L	0	2	6
7131025032	5140 LONG BEACH BLVD	0.31	NSC-L	0	2	7
7132017900	5115 LONG BEACH BLVD	0.90	NSC-L	34	0	0
7131038015	5020 LONG BEACH BLVD	0.80	NSC-L	30	0	0
7132028019	5005 LONG BEACH BLVD	0.45	NSC-L	17	0	0
7131038017	5000 LONG BEACH BLVD	0.44	NSC-L	17	0	0
7133035056	4991 LONG BEACH BLVD	0.44	NSC-L	0	3	10
7133003033	4990 LONG BEACH BLVD	0.44	NSC-L	0	3	10
7134016900	4310 LONG BEACH BLVD	0.35	NSC-M	0	3	14
7134005040	4231 LONG BEACH BLVD	0.51	NSC-M	35	0	0
7134016029	4200 LONG BEACH BLVD	0.38	NSC-M	0	4	15
7139016027	4155 LONG BEACH BLVD	0.37	NSC-L	0	2	9
7139014009	4047 LONG BEACH BLVD	0.30	NSC-L	0	2	7
7139014006	4017 LONG BEACH BLVD	0.15	NSC-L	0	1	4
7139014005	4001 LONG BEACH BLVD	0.14	NSC-L	0	1	3
7139011026	3932 LONG BEACH BLVD	0.48	NSC-L	0	3	11
7139012001	3860 LONG BEACH BLVD	0.27	NSC-L	0	2	6
7139012006	3834 LONG BEACH BLVD	0.26	NSC-L	10	0	0
7139012007	3832 LONG BEACH BLVD	0.26	NSC-L	10	0	0
7139012009	3818 LONG BEACH BLVD	0.26	NSC-L	0	2	6
7139020012	3811 LONG BEACH BLVD	0.15	NSC-L	0	1	4
7139020030	3801 LONG BEACH BLVD	0.21	NSC-L	0	1	5
7145006096	3414 LONG BEACH BLVD	0.27	NSC-M	19	0	0
7145006015	3400 LONG BEACH BLVD	0.31	NSC-M	21	0	0
7141004035	3377 LONG BEACH BLVD	0.78	NSC-M	54	0	0
7207001028	3250 LONG BEACH BLVD	0.23	NSC-M	16	0	0
7207001029	3248 LONG BEACH BLVD	0.15	NSC-M	10	0	0
7207001035	3200 LONG BEACH BLVD	1.06	NSC-M	73	0	0
7207002025	3150 LONG BEACH BLVD	0.14	NSC-M	1	0	6
7207002026	3144 LONG BEACH BLVD	0.14	NSC-M	1	0	6

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7206011039	3075 LONG BEACH BLVD	0.17	NSC-M	12	0	0
7206011040	3069 LONG BEACH BLVD	0.16	NSC-M	11	0	0
7206011041	3063 LONG BEACH BLVD	0.16	NSC-M	11	0	0
7206011031	3061 LONG BEACH BLVD	0.15	NSC-M	10	0	0
7206021011	3039 LONG BEACH BLVD	0.15	NSC-M	1	0	6
7206021012	3031 LONG BEACH BLVD	0.15	NSC-M	1	0	6
7206021013	3015 LONG BEACH BLVD	0.15	NSC-M	1	0	6
7206023067	2995 LONG BEACH BLVD	0.41	TOD-M	44	0	0
7206023059	2901 LONG BEACH BLVD	0.70	TOD-M	74	0	0
7208002033	2525 LONG BEACH BLVD	0.34	TOD-M	4	0	33
7208003013	2500 LONG BEACH BLVD	0.42	TOD-M	5	0	40
7208011011	2491 LONG BEACH BLVD	0.13	TOD-L	1	0	8
7208010019	2490 LONG BEACH BLVD	0.14	TOD-L	14	0	0
7208011012	2485 LONG BEACH BLVD	0.15	TOD-L	1	0	10
7208011015	2461 LONG BEACH BLVD	0.15	TOD-L	1	0	10
7208011016	2453 LONG BEACH BLVD	0.13	TOD-L	1	0	8
7208010023	2450 LONG BEACH BLVD	0.68	TOD-L	68	0	0
7208010024	2400 LONG BEACH BLVD	0.83	TOD-L	83	0	0
7208014025	2335 LONG BEACH BLVD	0.13	TOD-L	13	0	0
7208015009	2330 LONG BEACH BLVD	0.24	TOD-L	24	0	0
7208015028	2310 LONG BEACH BLVD	0.49	TOD-L	49	0	0
7208014028	2301 LONG BEACH BLVD	0.52	TOD-L	52	0	0
7208022006	2250 LONG BEACH BLVD	0.14	TOD-L	1	0	9
7208022024	2238 LONG BEACH BLVD	0.29	TOD-L	2	0	19
7208026028	2185 LONG BEACH BLVD	0.43	TOD-L	43	0	0
7208027011	2160 LONG BEACH BLVD	0.34	TOD-L	34	0	0
7208027014	2148 LONG BEACH BLVD	0.17	TOD-L	17	0	0
7208026029	2145 LONG BEACH BLVD	0.72	TOD-L	72	0	0
7208026022	2129 LONG BEACH BLVD	0.14	TOD-L	14	0	0
7209011020	2090 LONG BEACH BLVD	0.33	TOD-L	33	0	0
7209011004	2070 LONG BEACH BLVD	0.24	TOD-L	24	0	0
7209011030	2000 LONG BEACH BLVD	2.65	TOD-L	265	0	0
7209010001	1990 LONG BEACH BLVD	0.34	TOD-L	2	0	22
7209014905	1965 LONG BEACH BLVD	0.61	TOD-M	65	0	0

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7209007036	1840 LONG BEACH BLVD	0.44	TOD-M	5	0	43
7209015028	1801 LONG BEACH BLVD	0.64	TOD-M	96	0	0
7269020041	1760 LONG BEACH BLVD	0.28	TOD-M	3	0	27
7269020009	1750 LONG BEACH BLVD	0.13	TOD-M	1	0	13
7269021020	1730 LONG BEACH BLVD	0.13	TOD-M	20	0	0
7269019043	1701 LONG BEACH BLVD	0.45	TOD-M	48	0	0
7269021046	1700 LONG BEACH BLVD	0.55	TOD-M	83	0	0
7269018016	1647 LONG BEACH BLVD	0.32	TOD-M	34	0	0
7269022004	1640 LONG BEACH BLVD	0.29	TOD-M	2	0	20
7269019033	1637 LONG BEACH BLVD	0.31	TOD-M	33	0	0
7269018002	1633 LONG BEACH BLVD	0.17	TOD-M	18	0	0
7269018003	1621 LONG BEACH BLVD	0.17	TOD-M	18	0	0
7269026025	1498 LONG BEACH BLVD	0.31	TOD-M	47	0	0
7269026038	1480 LONG BEACH BLVD	0.16	TOD-M	24	0	0
7269026037	1476 LONG BEACH BLVD	0.14	TOD-M	21	0	0
7269027023	1350 LONG BEACH BLVD	0.88	TOD-M	132	0	0
7269015004	1335 LONG BEACH BLVD	0.17	TOD-M	26	0	0
7269015035	1333 LONG BEACH BLVD	0.66	TOD-M	99	0	0
7280028108	133 LONG BEACH BLVD	0.26	DT	4	0	40
7273002004	1234 LONG BEACH BLVD	0.17	TOD-M	0	3	10
7273002005	1226 LONG BEACH BLVD	0.17	TOD-M	0	3	10
7273002008	1200 LONG BEACH BLVD	0.17	TOD-M	0	3	10
7273007048	1157 LONG BEACH BLVD	0.65	TOD-M	7	0	62
7273002009	1118 LONG BEACH BLVD	0.17	TOD-M	0	3	10
7273008002	1098 LONG BEACH BLVD	0.17	DT	29	0	0
7273008001	1090 LONG BEACH BLVD	0.51	DT	87	0	0
7273008003	1062 LONG BEACH BLVD	0.17	DT	29	0	0
7273008004	1060 LONG BEACH BLVD	0.17	DT	29	0	0
7273008005	1050 LONG BEACH BLVD	0.17	DT	29	0	0
7272024115	627 MAGNOLIA AVE	0.60	DT	8	0	76
7280013019	324 MAGNOLIA AVE	0.06	DT	1	0	9
7280013020	302 MAGNOLIA AVE	0.12	DT	2	0	18
7269042003	1300 MAGNOLIA AVE	0.29	NSC-M	0	3	11
7272002012	1244 MAGNOLIA AVE	0.10	NSC-M	0	1	4

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7274024001	700 MARTIN LUTHER KING JR AVE	0.30	DT	4	0	38
7274009007	1052 MARTIN LUTHER KING JR AVE	0.16	MFR-M	0	1	6
7274009016	1044 MARTIN LUTHER KING JR AVE	0.16	MFR-M	0	1	6
7254016002	825 MIRA MAR AVE	0.13	MFR-L	0	1	3
7254016003	817 MIRA MAR AVE	0.13	MFR-L	0	1	3
7260025009	1336 MOLINO AVE	0.15	MFR-M	9	0	0
7274004023	1133 MYRTLE AVE	0.15	MFR-M	0	1	6
7274004024	1125 MYRTLE AVE	0.15	MFR-M	0	1	6
7274005016	1116 MYRTLE AVE	0.13	MFR-M	0	1	5
7274005021	1100 MYRTLE AVE	0.29	MFR-M	0	3	10
7274011018	1069 MYRTLE AVE	0.15	MFR-M	0	1	6
7274011019	1067 MYRTLE AVE	0.15	MFR-M	0	1	6
7181002007	4750 N LAKEWOOD BLVD	0.34	MFR-L	0	2	8
7191015029	3310 N LOS COYOTES DIAGONAL	0.25	FCN	0	0	3
7120014049	6650 N PARAMOUNT BLVD	0.40	NSC-M	0	4	16
7120001037	6574 N PARAMOUNT BLVD	0.71	NSC-L	27	0	0
7120001038	6542 N PARAMOUNT BLVD	0.12	NSC-M	5	0	0
7120001021	6542 N PARAMOUNT BLVD	0.19	NSC-L	0	1	5
7120001022	6532 N PARAMOUNT BLVD	0.12	NSC-L	0	1	3
7072016033	3445 N STUDEBAKER RD	0.63	FCN	0	0	9
7072016031	3433 N STUDEBAKER RD	1.07	FCN	0	0	13
7072016030	3401 N STUDEBAKER RD	1.67	FCN	39	0	0
7079030019	3014 N STUDEBAKER RD	1.07	FCN	0	0	12
7238015021	1000 N STUDEBAKER RD	3.06	NSC-L	115	0	0
7274021023	835 N WASHINGTON PL	0.14	DT	1	0	5
7274021025	829 N WASHINGTON PL	0.14	DT	1	0	5
7266008016	431 N ZONA CT	0.12	DT	2	0	15
7266017025	572 NEBRASKA AVE	0.17	MFR-L	0	1	4
7266017026	564 NEBRASKA AVE	0.17	MFR-L	0	1	4
7266015001	541 NEBRASKA AVE	0.16	MFR-L	0	1	4
7266015002	535 NEBRASKA AVE	0.16	MFR-L	0	1	4

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7266015003	525 NEBRASKA AVE	0.16	MFR-L	0	1	4
7266015005	515 NEBRASKA AVE	0.15	MFR-L	0	1	4
7258010010	915 NEWPORT AVE	0.14	NSC-M	0	1	6
7258010012	909 NEWPORT AVE	0.14	NSC-M	0	1	6
7258024004	780 NEWPORT AVE	0.14	MFR-L	0	1	3
7258024006	776 NEWPORT AVE	0.14	MFR-L	0	1	3
7257002007	525 NEWPORT AVE	0.15	NSC-L	0	1	5
7257002015	441 NEWPORT AVE	0.15	NSC-L	0	1	5
7257002021	419 NEWPORT AVE	0.15	NSC-L	0	1	5
7257016005	388 NEWPORT AVE	0.15	NSC-L	6	0	0
7257018022	305 NEWPORT AVE	0.15	NSC-L	0	1	4
7264001021	231 NEWPORT AVE	0.20	NSC-L	0	1	5
7264005017	231 OBISPO AVE	0.11	NSC-L	0	1	2
7264004019	226 OBISPO AVE	0.15	NSC-L	0	1	4
7259001004	1768 OBISPO AVE	0.15	NSC-M	0	1	6
7259001005	1760 OBISPO AVE	0.15	NSC-M	0	1	6
7259001006	1750 OBISPO AVE	0.15	NSC-M	0	1	6
7259006003	1520 OBISPO AVE	0.12	NSC-M	0	1	5
7258005011	1010 OBISPO AVE	0.30	MFR-L	0	2	7
7262032003	670 OHIO AVE	0.12	NSC-M	0	1	5
7260007003	1776 OHIO AVE	0.19	NSC-M	0	2	7
7274022074	921 OLIVE AVE	0.17	DT	1	0	6
7274022034	901 OLIVE AVE	0.26	DT	1	0	9
7274021003	851 OLIVE AVE	0.17	DT	1	0	6
7274021053	841 OLIVE AVE	0.17	DT	1	0	6
7115005011	6616 OLIVE AVE	0.14	NSC-L	0	1	3
7127004002	5694 OLIVE AVE	0.13	MFR-M	0	1	3
7127004003	5690 OLIVE AVE	0.12	MFR-M	0	1	3
7274003006	1227 OLIVE AVE	0.15	MFR-M	0	1	6
7274004004	1220 OLIVE AVE	0.15	MFR-M	0	1	6
7274004005	1208 OLIVE AVE	0.15	MFR-M	0	1	6
7274003018	1127 OLIVE AVE	0.15	MFR-M	0	1	6
7268018031	1333 ORANGE AVE	0.16	NSC-M	0	2	6
7268018018	1329 ORANGE AVE	0.14	NSC-M	0	1	6

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7128006008	5689 ORANGE AVE	0.23	MFR-L	9	0	0
7128006016	5601 ORANGE AVE	0.47	MFR-L	18	0	0
7129013017	5204 ORANGE AVE	0.91	NSC-L	34	0	0
7136014018	4550 ORANGE AVE	0.44	NSC-M	0	4	18
7137016019	4056 ORANGE AVE	0.39	NSC-L	0	2	10
7146028009	3416 ORANGE AVE	0.22	NSC-L	0	1	6
7146028010	3400 ORANGE AVE	0.26	NSC-L	0	2	6
7210041030	2150 ORANGE AVE	0.80	MFR-L	30	0	0
7268027008	1771 ORANGE AVE	0.15	NSC-M	10	0	0
7268035023	1508 ORANGE AVE	0.13	MFR-M	0	1	5
7268035022	1504 ORANGE AVE	0.13	MFR-M	0	1	5
7268019019	1403 ORANGE AVE	0.12	MFR-M	0	1	4
7268019020	1401 ORANGE AVE	0.13	MFR-M	0	1	5
7268042032	1332 ORANGE AVE	0.67	NSC-M	46	0	0
7267003003	1250 ORANGE AVE	0.28	NSC-M	0	3	11
7120015046	6634 ORIZABA AVE	0.12	NSC-M	0	1	5
7257011001	396 ORIZABA AVE	0.15	NSC-L	0	1	4
7257011002	392 ORIZABA AVE	0.15	NSC-L	0	1	4
7273014003	944 PACIFIC AVE	0.16	DT	3	0	24
7273014004	934 PACIFIC AVE	0.20	DT	3	0	31
7273014005	930 PACIFIC AVE	0.17	DT	3	0	26
7273014010	920 PACIFIC AVE	0.17	DT	3	0	26
7273014011	912 PACIFIC AVE	0.17	DT	3	0	26
7273014900	906 PACIFIC AVE	0.17	DT	3	0	26
7272013061	845 PACIFIC AVE	0.35	DT	5	0	44
7272020047	757 PACIFIC AVE	0.34	DT	5	0	43
7273023016	738 PACIFIC AVE	0.33	DT	6	0	50
7273023020	730 PACIFIC AVE	0.21	DT	4	0	32
7132014028	5234 PACIFIC AVE	0.17	MFR-M	7	0	0
7132014018	5230 PACIFIC AVE	0.17	MFR-M	7	0	0
7280003012	507 PACIFIC AVE	1.07	DT	150	0	0
7280010044	453 PACIFIC AVE	0.34	DT	6	0	52
7280015001	351 PACIFIC AVE	0.17	DT	3	0	26
7204008003	3431 PACIFIC AVE	0.42	TOD-L	0	6	24

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7280016020	338 PACIFIC AVE	0.17	DT	3	0	26
7280016021	328 PACIFIC AVE	0.17	DT	3	0	26
7206005020	2836 PACIFIC AVE	0.15	MFR-L	1	0	4
7206005021	2830 PACIFIC AVE	0.14	MFR-L	1	0	4
7206025027	2654 PACIFIC AVE	0.15	TOD-L	1	0	10
7206025028	2650 PACIFIC AVE	0.15	TOD-L	1	0	10
7206025029	2632 PACIFIC AVE	0.15	TOD-L	1	0	10
7206026034	2627 PACIFIC AVE	0.51	NSC-L	19	0	0
7205005021	2572 PACIFIC AVE	0.17	TOD-L	17	0	0
7205004005	2565 PACIFIC AVE	0.26	NSC-L	10	0	0
7205004007	2551 PACIFIC AVE	0.13	NSC-L	5	0	0
7205004009	2545 PACIFIC AVE	0.12	NSC-L	5	0	0
7205004011	2535 PACIFIC AVE	0.13	NSC-L	5	0	0
7205009017	2429 PACIFIC AVE	0.27	NSC-L	0	2	6
7205008019	2418 PACIFIC AVE	0.17	NSC-L	0	1	4
7205008026	2400 PACIFIC AVE	0.26	NSC-L	0	2	6
7205021030	2299 PACIFIC AVE	0.53	NSC-L	20	0	0
7205020033	2200 PACIFIC AVE	0.55	NSC-L	21	0	0
7209022005	1887 PACIFIC AVE	0.18	TOD-L	0	3	13
7209022008	1875 PACIFIC AVE	0.18	TOD-L	0	3	13
7209022016	1845 PACIFIC AVE	0.18	TOD-L	23	0	0
7209021017	1832 PACIFIC AVE	0.16	TOD-L	20	0	0
7209022900	1827 PACIFIC AVE	0.37	TOD-L	46	0	0
7209021019	1826 PACIFIC AVE	0.16	TOD-L	20	0	0
7209021021	1820 PACIFIC AVE	0.16	TOD-L	20	0	0
7269009022	1770 PACIFIC AVE	0.17	TOD-L	17	0	0
7269009020	1750 PACIFIC AVE	0.17	TOD-L	17	0	0
7269009027	1740 PACIFIC AVE	0.35	TOD-L	35	0	0
7269009017	1724 PACIFIC AVE	0.17	TOD-L	17	0	0
7269009016	1720 PACIFIC AVE	0.17	TOD-L	17	0	0
7269008008	1618 PACIFIC AVE	0.17	TOD-L	17	0	0
7269008010	1608 PACIFIC AVE	0.17	TOD-L	17	0	0
7269008013	1602 PACIFIC AVE	0.17	TOD-L	17	0	0
7269007014	1550 PACIFIC AVE	0.17	TOD-L	0	2	10

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7269007022	1548 PACIFIC AVE	0.17	TOD-L	0	2	10
7269004022	1319 PACIFIC AVE	0.06	TOD-L	6	0	0
7269004023	1311 PACIFIC AVE	0.05	TOD-L	5	0	0
7272001033	1219 PACIFIC AVE	0.33	DT	5	0	41
7273004005	1218 PACIFIC AVE	0.14	DT	2	0	22
7272001017	1203 PACIFIC AVE	0.12	DT	2	0	15
7272005009	1131 PACIFIC AVE	0.14	DT	2	0	18
7272005010	1121 PACIFIC AVE	0.17	DT	2	0	22
7272005012	1107 PACIFIC AVE	0.17	DT	2	0	22
7272005013	1063 PACIFIC AVE	0.17	DT	2	0	22
7273005014	1058 PACIFIC AVE	0.17	DT	3	0	26
7273005015	1052 PACIFIC AVE	0.17	DT	3	0	26
7204006049	3401 PACIFIC PL	0.31	TOD-L	0	4	18
7204015010	3355 PACIFIC PL	1.04	TOD-L	104	0	0
7228017012	2501 PALO VERDE AVE	2.32	FCN	0	0	30
7241010004	1215 PARK AVE	0.14	MFR-L	0	1	3
7241010005	1201 PARK AVE	0.16	MFR-L	0	1	4
7250012015	299 PARK AVE	0.29	FCN	0	0	3
7209004004	1928 PASADENA AVE	0.14	TOD-L	0	2	8
7209004005	1922 PASADENA AVE	0.14	TOD-L	0	2	8
7209005003	1876 PASADENA AVE	0.14	TOD-L	0	2	8
7209005004	1870 PASADENA AVE	0.14	TOD-L	0	2	8
7209007007	1825 PASADENA AVE	0.14	TOD-M	2	0	13
7209006004	1824 PASADENA AVE	0.14	TOD-L	0	2	8
7209007027	1819 PASADENA AVE	0.14	TOD-M	2	0	13
7209006005	1816 PASADENA AVE	0.14	TOD-M	2	0	13
7209006006	1812 PASADENA AVE	0.14	TOD-M	2	0	13
7273014007	947 PINE AVE	0.28	DT	5	0	43
7273016009	810 PINE AVE	0.17	DT	3	0	26
7273022015	714 PINE AVE	0.36	DT	6	0	55
7273023011	711 PINE AVE	0.17	DT	3	0	26
7273023013	701 PINE AVE	0.17	DT	3	0	26
7209016034	1814 PINE AVE	0.15	TOD-M	2	0	14
7269008014	1629 PINE AVE	0.34	TOD-L	0	5	19

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7269013001	1470 PINE AVE	0.12	TOD-L	0	2	7
7269013003	1460 PINE AVE	0.13	TOD-L	0	2	7
7269013004	1452 PINE AVE	0.17	TOD-L	0	2	10
7269013019	1420 PINE AVE	0.12	TOD-L	0	2	7
7269013020	1410 PINE AVE	0.12	TOD-L	0	2	7
7269014012	1324 PINE AVE	0.45	TOD-M	5	0	44
7269014014	1310 PINE AVE	0.31	TOD-M	3	0	30
7273005027	1101 PINE AVE	0.17	DT	3	0	26
7273005028	1057 PINE AVE	0.17	DT	3	0	26
7257019012	327 REDONDO AVE	0.14	NSC-L	0	1	3
7258011036	929 REDONDO AVE	0.29	NSC-M	0	3	11
7258011028	835 REDONDO AVE	0.15	NSC-M	0	1	6
7258022005	785 REDONDO AVE	0.15	NSC-M	0	1	6
7258022027	701 REDONDO AVE	0.32	NSC-M	22	0	0
7258023031	700 REDONDO AVE	0.54	NSC-M	37	0	0
7258027102	659 REDONDO AVE	0.15	NSC-M	10	0	0
7257002008	512 REDONDO AVE	0.14	NSC-L	0	1	5
7257002014	440 REDONDO AVE	0.14	NSC-L	0	1	5
7257014028	389 REDONDO AVE	0.30	NSC-L	0	2	7
7257014006	387 REDONDO AVE	0.14	NSC-L	0	1	3
7257014011	375 REDONDO AVE	0.14	NSC-L	0	1	3
7257015029	374 REDONDO AVE	0.29	NSC-L	0	2	10
7257015014	372 REDONDO AVE	0.14	NSC-L	0	1	5
7257019017	317 REDONDO AVE	0.14	NSC-L	0	1	3
7257019020	315 REDONDO AVE	0.14	NSC-L	0	1	3
7257018025	300 REDONDO AVE	0.30	NSC-L	0	2	7
7257029020	271 REDONDO AVE	0.14	NSC-L	0	1	3
7257029021	269 REDONDO AVE	0.14	NSC-L	0	1	3
7257030011	250 REDONDO AVE	0.15	NSC-L	0	1	4
7264001056	244 REDONDO AVE	0.50	NSC-L	19	0	0
7264001014	238 REDONDO AVE	0.11	NSC-L	4	0	0
7264001020	230 REDONDO AVE	0.19	NSC-L	0	1	5
7259002011	1719 REDONDO AVE	0.29	NSC-M	0	3	11
7259012041	1466 REDONDO AVE	0.13	NSC-M	0	1	5

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7259012040	1456 REDONDO AVE	0.13	NSC-M	0	1	5
7259012039	1450 REDONDO AVE	0.13	NSC-M	0	1	5
7259009028	1355 REDONDO AVE	0.29	NSC-M	20	0	0
7259009031	1347 REDONDO AVE	0.29	NSC-M	20	0	0
7259009037	1325 REDONDO AVE	0.16	NSC-M	11	0	0
7258006026	1001 REDONDO AVE	0.43	NSC-M	0	4	17
7141002009	4216 ROSE AVE	0.16	NSC-L	0	1	4
7254007017	1055 ROSWELL AVE	0.13	MFR-L	0	1	3
7254007018	1043 ROSWELL AVE	0.14	MFR-L	0	1	3
7256038036	76 S TERMINO AVE	0.33	MFR-L	0	2	8
7317005034	3665 SANTA FE AVE	0.29	NSC-L	11	0	0
7311021016	3646 SANTA FE AVE	0.02	NSC-L	0	0	1
7311021018	3640 SANTA FE AVE	0.36	NSC-L	0	2	9
7317006026	3631 SANTA FE AVE	0.27	NSC-L	0	2	6
7317014020	3621 SANTA FE AVE	0.85	NSC-L	32	0	0
7311019052	3510 SANTA FE AVE	0.27	NSC-L	0	2	6
7314004020	3195 SANTA FE AVE	0.20	NSC-L	0	1	5
7314004021	3191 SANTA FE AVE	0.16	NSC-L	0	1	4
7313034003	2686 SANTA FE AVE	0.13	NSC-L	5	0	0
7314032016	2601 SANTA FE AVE	0.50	NSC-L	19	0	0
7401001024	2594 SANTA FE AVE	0.37	NSC-L	0	2	9
7401001022	2520 SANTA FE AVE	1.08	NSC-L	41	0	0
7401016017	2380 SANTA FE AVE	0.34	NSC-L	0	2	8
7401031001	2290 SANTA FE AVE	0.76	NSC-L	29	0	0
7260001016	1786 SHERMAN PL	0.19	NSC-M	0	2	7
7269015017	NO SITUS ON FILE	0.17	TOD-M	26	0	0
7260005011	1774 STANLEY AVE	0.12	NSC-M	0	1	5
7260005010	1770 STANLEY AVE	0.12	NSC-M	0	1	5
7263023026	419 TEMPLE AVE	0.13	NSC-L	0	1	3
7260007004	1743 TEMPLE AVE	0.19	NSC-M	0	2	7
7254008010	1062 TERMINO AVE	0.13	MFR-L	0	1	3
7280020033	235 THE PROMENADE N	0.17	DT	3	0	26
7280020034	233 THE PROMENADE N	0.19	DT	3	0	29
7280020037	219 THE PROMENADE N	0.18	DT	3	0	28

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7280013021	449 W 3RD ST	0.17	DT	3	0	26
7280014253	345 W 3RD ST	0.33	DT	6	0	50
7280016022	131 W 3RD ST	0.31	DT	5	0	48
7280016023	125 W 3RD ST	0.17	DT	3	0	26
7278025026	613 W 4TH ST	0.26	DT	1	0	9
7280010012	239 W 4TH ST	0.26	DT	4	0	32
7280009133	127 W 4TH ST	0.53	DT	9	0	81
7132014017	59 W 52ND ST	0.23	MFR-M	10	0	0
7132014015	51 W 52ND ST	0.23	MFR-M	10	0	0
7132014014	47 W 52ND ST	0.23	MFR-M	10	0	0
7132015009	125 W 52ND ST	0.16	MFR-M	0	1	4
7272002039	500 W ANAHEIM ST	0.44	NSC-M	0	4	18
7272002011	490 W ANAHEIM ST	0.20	NSC-M	0	2	8
7272002022	456 W ANAHEIM ST	0.14	NSC-M	0	1	6
7272002037	440 W ANAHEIM ST	0.26	NSC-M	0	3	10
7269042028	305 W ANAHEIM ST	0.51	NSC-M	35	0	0
7272001034	240 W ANAHEIM ST	0.34	NSC-M	0	3	14
7269004030	225 W ANAHEIM ST	0.71	NSC-M	49	0	0
7269004020	219 W ANAHEIM ST	0.17	TOD-L	17	0	0
7269004021	213 W ANAHEIM ST	0.17	TOD-L	17	0	0
7269004024	201 W ANAHEIM ST	0.06	TOD-L	6	0	0
7269005011	133 W ANAHEIM ST	0.17	TOD-M	26	0	0
7273004041	130 W ANAHEIM ST	0.31	DT	5	0	48
7280023007	305 W BROADWAY	0.34	DT	6	0	52
7132028040	15 W DEL AMO BLVD	0.54	NSC-L	20	0	0
7132005033	31 W LOUISE ST	0.62	NSC-L	23	0	0
7132014031	42 W MOUNTAIN VIEW ST	0.23	MFR-M	10	0	0
7132014034	30 W MOUNTAIN VIEW ST	0.23	MFR-M	0	1	6
7132014035	26 W MOUNTAIN VIEW ST	0.23	MFR-M	0	1	6
7132015027	128 W MOUNTAIN VIEW ST	0.23	MFR-M	0	1	6
7132015029	120 W MOUNTAIN VIEW ST	0.22	MFR-M	0	1	6
7202040022	623 W PACIFIC COAST HWY	0.42	NSC-L	0	3	10
7209028022	431 W PACIFIC COAST HWY	0.28	NSC-M	19	0	0
7209027012	321 W PACIFIC COAST HWY	0.18	NSC-M	12	0	0

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7209027011	311 W PACIFIC COAST HWY	0.32	NSC-M	22	0	0
7269036001	300 W PACIFIC COAST HWY	0.27	NSC-M	0	3	10
7209022023	245 W PACIFIC COAST HWY	0.29	TOD-L	0	5	21
7209022028	201 W PACIFIC COAST HWY	0.47	TOD-L	59	0	0
7209021029	127 W PACIFIC COAST HWY	0.41	TOD-M	62	0	0
7269009026	124 W PACIFIC COAST HWY	0.48	TOD-M	72	0	0
7209021034	101 W PACIFIC COAST HWY	0.39	TOD-M	4	0	38
7132011030	12 W PLYMOUTH ST	0.33	NSC-L	0	2	8
7314006029	1718 W SPRING ST	0.15	NSC-L	0	1	4
7204015017	350 W WARDLOW RD	0.87	TOD-L	87	0	0
7317002006	2410 W WARDLOW RD	0.13	NSC-L	0	1	3
7317002007	2400 W WARDLOW RD	0.20	NSC-L	0	1	5
7317005013	1730 W WARDLOW RD	0.13	NSC-L	5	0	0
7317005014	1700 W WARDLOW RD	0.40	NSC-L	15	0	0
7311022015	1608 W WARDLOW RD	0.14	NSC-L	0	1	3
7311022016	1600 W WARDLOW RD	0.21	NSC-L	0	1	5
7201025025	855 W WILLOW ST	0.39	NSC-L	0	2	10
7201024025	701 W WILLOW ST	0.39	NSC-L	0	2	10
7201023025	641 W WILLOW ST	0.26	NSC-L	0	2	6
7201023027	601 W WILLOW ST	0.35	NSC-L	0	2	9
7202015002	600 W WILLOW ST	0.41	NSC-L	0	2	10
7206028014	455 W WILLOW ST	0.24	NSC-L	0	1	6
7206026011	329 W WILLOW ST	0.31	NSC-L	0	2	7
7205003006	320 W WILLOW ST	0.14	NSC-L	5	0	0
7205003030	300 W WILLOW ST	0.25	NSC-L	9	0	0
7205004025	200 W WILLOW ST	0.33	NSC-L	12	0	0
7205005027	190 W WILLOW ST	0.46	TOD-L	46	0	0
7402004027	1700 W WILLOW ST	0.27	NSC-L	0	2	6
7313033031	1553 W WILLOW ST	0.27	NSC-L	0	2	6
7313032015	1545 W WILLOW ST	0.15	NSC-L	0	1	4
7313032038	1521 W WILLOW ST	0.12	NSC-L	0	1	3
7313032037	1517 W WILLOW ST	0.33	NSC-L	0	2	8
7313030028	1395 W WILLOW ST	0.27	NSC-L	0	2	6
7313030029	1355 W WILLOW ST	0.35	NSC-L	0	2	9

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7313029023	1339 W WILLOW ST	0.13	NSC-L	0	1	3
7313029024	1335 W WILLOW ST	0.14	NSC-L	0	1	3
7401007001	1292 W WILLOW ST	0.12	NSC-L	0	1	3
7314021001	2056 W WILMA PL	0.24	NSC-L	0	1	6
7128008008	5727 WALNUT AVE	0.14	MFR-M	0	1	3
7314021002	2615 WEBSTER AVE	0.17	NSC-L	0	1	4
7185018015	3936 WOODRUFF AVE	1.20	FCN	0	0	14
7185018019	3908 WOODRUFF AVE	1.83	FCN	0	0	23
7185018020	3840 WOODRUFF AVE 109	0.78	FCN	0	0	7
7241012129	1025 XIMENO AVE	0.13	MFR-L	5	0	0
7207019076		0.87	NSC-M	38	0	0
7269013035		0.19	TOD-L	0	3	11
7145011003		0.31	MFR-M	19	0	0
7255015019		0.12	NSC-L	0	1	3
7313034044		0.38	NSC-L	14	0	0
7207001027		0.30	NSC-M	21	0	0
7268028040		0.33	NSC-M	0	3	13
7273016021		0.19	DT	3	0	29
7135014027		3.94	NSC-M	271	0	0
7304005006		0.06	NSC-L	2	0	0
7259001015		0.15	NSC-M	0	1	6
7207001032		0.20	NSC-M	14	0	0
7314006031		0.06	NSC-L	0	0	2
7269001033		0.18	MFR-M	11	0	0
7145014002		0.26	MFR-L	0	2	6
7281007027		0.12	DT	2	0	15
7135022028		0.42	NSC-M	0	4	17
7280005919		2.26	DT	38	0	346
7274022804		0.04	DT	0	0	2
7141003021		0.18	NSC-L	7	0	0
7135022029		2.56	NSC-M	0	26	102
7237028013		0.39	MFR-L	0	2	10
7116018021		0.23	NSC-M	16	0	0
7237020904		3.84	RSF	0	38	154

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7141003022		0.18	NSC-L	7	0	0
7401007018		0.15	NSC-L	0	1	4
7269020053		0.66	TOD-M	99	0	0
7119018901		0.52	NSC-M	36	0	0
7259001016		0.15	NSC-M	0	1	6
7280005921		1.75	DT	298	0	0
7274022808		0.17	DT	1	0	6
7135014033		0.52	NSC-M	36	0	0
7269005028		0.34	TOD-L	34	0	0
7280005918		2.90	DT	49	0	444
7120018073		0.12	NSC-M	5	0	0
7148013026		0.19	NSC-M	0	2	8
7280015096		0.17	DT	3	0	26
7209015012		0.20	TOD-M	2	0	20
7141003015		0.19	NSC-L	7	0	0
7135022030		1.82	NSC-M	0	18	73
7253017900		0.52	NSC-M	52	0	0
7206023072		0.19	TOD-M	20	0	0
7268006919		0.12	TOD-L	0	2	7
7274003003		0.15	NSC-M	0	1	6
7208006059		0.11	TOD-M	17	0	0
7274003036		0.14	MFR-M	0	1	5
7304005004		0.06	NSC-L	2	0	0
7281018804		0.52	DT	9	0	79
7135022031		0.30	NSC-M	0	3	12
7268006908		0.74	TOD-L	74	0	0
7120001012		0.02	NSC-M	0	0	1
7269005029		0.33	TOD-L	33	0	0
7145019020		0.18	NSC-L	7	0	0
7274022809		0.05	DT	0	0	2
7127009036		0.10	NSC-L	0	1	2
7281018805		0.35	DT	6	0	54
7278015045		0.80	DT	14	0	122
7148013030		0.19	NSC-M	13	0	0

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7259031036		0.15	NSC-M	10	0	0
7141004049		0.71	NSC-M	49	0	0
7148013015		0.19	NSC-M	13	0	0
7265020024		0.07	NSC-M	0	1	2
7314006030		0.07	NSC-L	0	0	2
7274022806		0.15	DT	1	0	5
7273022901		0.53	DT	9	0	81
7269005030		0.21	TOD-M	32	0	0
7132028039		0.17	NSC-L	6	0	0
7148013031		0.20	NSC-M	14	0	0
7145007052		0.56	MFR-L	21	0	0
7209015014		0.10	TOD-M	1	0	10
7259003010		0.19	NSC-M	13	0	0
7260031031		0.29	NSC-M	0	3	11
7259002034		0.14	NSC-M	0	1	6
7101017004		0.36	NSC-M	25	0	0
7205008029		0.28	NSC-L	0	2	6
7280005924		0.31	DT	5	0	48
7274013007		0.14	TOD-L	0	2	8
7241010003		0.12	NSC-L	0	1	3
7148013032		0.20	NSC-M	14	0	0
7255014002		0.12	NSC-L	0	1	3
7121014002		0.12	NSC-L	0	1	3
7132012030		0.13	NSC-L	0	1	3
7304004008		0.06	NSC-L	0	0	2
7268006918		0.12	TOD-L	0	2	7
7274022807		0.17	DT	1	0	6
7120001035		0.02	NSC-M	0	0	1
7206011038		0.17	NSC-M	12	0	0
7304005005		0.06	NSC-L	2	0	0
7273025018		0.20	DT	34	0	0
7278015955		5.61	DT	95	0	859
7268006920		0.12	TOD-L	0	2	7
7141002010		0.15	NSC-L	0	1	4

APN	Address	Parcel Acreage	PlaceType Designation	Potential Low Income Units	Potential Moderate Income Units	Potential Market Rate Units
7114020038		0.11	NSC-L	0	1	2
7273004004		0.16	DT	3	0	24
7281011109		0.13	DT	2	0	16
7132028017		0.32	NSC-L	12	0	0
7260022024		0.14	NSC-M	0	1	6
7269001034		0.20	MFR-M	13	0	0
7141003020		0.19	NSC-L	7	0	0
7280026023		0.81	DT	14	0	124
7267003015		0.06	NSC-M	0	1	2
7253016900		0.60	NSC-M	26	0	0
7261032031		0.27	NSC-M	0	3	10
7137014017		0.31	FCN	0	0	5

* The preceding table represents sites that met the criteria outlined in the methodology at the time the analysis was conducted

Suitability of Non-Vacant Sites

In seeking to identify the most feasible sites for development, relatively few of available sites are vacant because Long Beach is a built-out city. Therefore, the site inventory must rely primarily on non-vacant sites. There are only 220 vacant lots found in the City, all of which are registered and available for public review on the City's Vacant Lot Registry. The vast majority of those vacant lots are either too small to develop or have substantial barriers to development, such as expensive environmental remediation of former oil well sites. Therefore, in order to ensure sites selected for the site inventory do not have existing uses that are impediments to housing development, staff conducted extensive analysis to only select sites that are most likely to develop during the planning period, employing a front-end method of filtering out parcels. Development likelihood and feasibility was determined by a number of different variables, including improvement-to-land value ratio, existing lot coverage, lot size, future development potential, and existing use and unit count where applicable. The City analyzed the most current parcel-level data across such variables to determine which sites were most appropriate for inclusion into the site inventory and to estimate the number of additional units that are likely to be developed. Additionally, staff conducted visual screenings of sites using google earth and removed any site that appeared unlikely to develop for any reason based on an aerial photography analysis.

For larger sites of more than 2 acres, staff did extensive research on the site, reviewing existing uses, leases, and other factors and removed any identified sites with demonstrated impediments. Finally, staff also conducted additional market research to support assumptions around parcel turnover at commercial sites. Many of the non-vacant sites in the inventory have an existing commercial use or are in a zone that is currently zoned commercial only but will soon allow residential uses once the zoning district is updated to align with the new Land Use Element designation. Staff found that outside of the Downtown area, commercial and office vacancy rates in Long Beach are higher than in the Los Angeles region and have only increased since the start of the pandemic. The current suburban mall vacancy rate in Long Beach is more than 50 percent for example, compared to 8 percent in Los Angeles. Many of the aforementioned larger sites are currently developed as half-empty malls or strip malls that will soon be zoned to allow for by-right multifamily residential development. See Appendix C-3 (Appendix to this Appendix) for reports detailing these trends. Given these high commercial vacancy rates even compared to the region, as well as the new allowance for multi-family residential development under the rezoning program, it is likely that such sites will turnover during the planning period.

The City also verified its assumptions by analyzing recent project submittals and inquiries since January 2019 to assess development trends as rezoning continues throughout Long Beach to implement the 2019 Land Use Element Update. 21 residential development applications have been received since January 2019 for more than 3,000 new housing units, as shown in **Table C-8**; of these, one application was for a site with an existing 12-unit residential condominium building and was excluded from the analysis, in keeping with the exclusion of condominium parcels from the Site Inventory due to perceived infeasibility of lot assembly on such sites. Of the remaining 20, many of these applications are for locations that have recently been rezoned, including approximately 1,300 new units in the Southeast Specific Plan Area adopted in July 2021. An analysis of these applications reflects the assumptions about development likelihood for sites within the City's Housing Element Site Inventory. The parcels that made up these 20 sites were analyzed to compare on two of the primary criteria for filtering sites into the City's inventory: improvement-to-land-value and lot coverage. When assessing lot coverage, all but three of the projects had all their respective site's parcels fall below the threshold established for the Site Inventory methodology (existing lot coverage <= 60% if allowed height is 3 stories and under; existing lot coverage <= 80% if allowed height is higher than 3 stories). The three remaining sites were all either adaptive re-use projects of existing buildings or redevelopment of existing 100% commercial buildings. Similarly, most of the sites had improvement-to-land values below the Site Inventory threshold or were adaptive reuse projects; the remaining for projects all had values between 50% and 100% and were redevelopment of existing commercial sites. Thus both the lot coverage and improvement-to-land value thresholds established in the Site Inventory are conservative when forecasting likely future residential development in the City based on these results. The cumulative results of the analysis also reinforce the City's assumptions for redevelopment of existing non-vacant parcels, as all but one of the applications was for development or redevelopment of non-vacant sites, and 3 of the 20 applications were for new residential development on parcels with existing housing units; 14 of the proposals were on existing commercial sites, 4 were on existing residential, and 2 were on existing institutional uses. Notably, there were multiple applications for adaptive reuse projects, which are likely to be excluded from the site inventory as these projects tend to have high improvement-to-land values and lot coverages.

Table C-8: Residenatil Entitlement Applications Submitted 2019-2021

Application Number	Application Type	Address	Project Description	Date Submitted	Associated APNs	Number of Lots	Lot Coverage	Improvement to Land Value	Existing Dwelling Units	Proposed Dwelling Units	Existing Use
2105-31	SPR	854 E 7th St	SPR for construction of a new five-story residential building consisting of 58 affordable dwelling units will be constructed in the existing surface parking lot south of the Armory building. The project will also rehab and restore the existing Armory building. The building will be repurposed into six (affordable) dwelling units and a performing arts space and gallery, as well as offices for St. Anthony's school and arts organizations.	5/27/2021	7274019900	1	43%	0%	0	58	Institutional
2004-11	Site Plan Review	636 Locust Ave	Construction of a 7-story, multi-family residential project with 108 units, 135 parking spaces, 32 bicycle stalls, and approximately 5,000-square-feet of community amenity space. Primary pedestrian entry is proposed along 7th Street with additional active amenity spaces along the remainder of the frontage. Ground floor units with private entries proposed along Locust Avenue. Vehicular and service access would be from the adjacent alley (Waite Court).	4/16/2020	7273026004	1	73%	7%	0	108	Commercial - Wholesale/retail

Application Number	Application Type	Address	Project Description	Date Submitted	Associated APNs	Number of Lots	Lot Coverage	Improvement to Land Value	Existing Dwelling Units	Proposed Dwelling Units	Existing Use
2110-31	Site Plan Review, Lot Merger, Certificate of Compliance, PEIR Compliance Checklist	335 Pacific Ave	SPR for the conversion of the existing 35 hotel rooms at the Varden Hotel into micro-units as part of the micro-unit pilot program. The project includes a concession request under state density bonus law for open space requirements. There will be no exterior change to the existing structure. The application includes a lot merger.	10/21/2021	7280015001	1	45%	14%	0	35	Residential - Multi-Family (5+ Unit)
2110-11	Pre-Application	35 Alboni Pl	Pre application review for the development of an 8 story, 60 unit mid rise residential structure with subterranean parking adjacent to an existing 5-story 42 unit residential landmark structure.	10/12/2021	7265003034	1	50%	18%	42	60	Residential - Multi-Family (5+ Unit)
2012-01	Pre-Application	750 Long Beach Blvd	"Proposed 42-Unit Apartment Building including 13 micro units, 5-stories over 2 levels of parking garage with 38 parking spaces, 3 motorcycle parking and 24 bicycle storage lockers "	12/3/2020	7273020004	1	66%	37%	0	42	Commercial - Retail (Pharmacy)
2103-45	Pre-Application	1070 E 7th St	Pre-Application for a 28-unit residential apartment building in a 4-story configuration over concrete podium with automated parking lifts in the PD-30 District.	3/31/2021	7266006014	1	41%	44%	3	28	Residential - Multi-Family (<5 Unit)

Application Number	Application Type	Address	Project Description	Date Submitted	Associated APNs	Number of Lots	Lot Coverage	Improvement to Land Value	Existing Dwelling Units	Proposed Dwelling Units	Existing Use
2004-05	Site Plan Review	525 E. Broadway	Seven-story mixed-use apartment with 48 units and ground floor retail, 58,000 total square feet. Application is also requesting reduced setback along northern property line for parking garage from 5 feet to 0 feet. (PLNE47861)	4/1/2020	7281015100	1	27%	50%	0	48	Commercial - Retail (Restaurant)
2112-26	SPR	909 Pine Avenue	Construction of a 48 unit micro-unit building, with 6 restricted for very low income.	12/21/2021	7273014014	1	42%	65%	0	48	Commercial - Office (Child Care)
2008-26	Site Plan Review	711 Pine Ave	Site Plan Review for the construction of a 7 story mid rise structure to include 24 dwelling units, 47 parking stalls with a roof deck totaling in 37,654 sf in size located in the PD-30 zoning district.	9/4/2020	7273023011	1	78%	79%	0	24	Commercial - Retail
2008-11	Site Plan Review Committee	3590 E. Pacific Coast Hwy.	Supportive housing project on a 23,087sf lot that includes 76 efficiency units and one 2-bedroom managers unit with common amenity area and support services for the resident population. 4-stories type V construction over one level podium with 18 surface level parking spaces.	8/13/2020	7259003038	1	29%	83%	0	76	Commercial - Retail/Office

Application Number	Application Type	Address	Project Description	Date Submitted	Associated APNs	Number of Lots	Lot Coverage	Improvement to Land Value	Existing Dwelling Units	Proposed Dwelling Units	Existing Use
2106-04	Pre Application	1600 E. Anaheim Street	Pre-application for zone change to construct a new 4-story multi-family residential apartment consisting of 80 units over 1st-story retail/ parking and subterranean parking structure.	6/1/2021	7261028003	1	27%	93%	0	80	Commercial - Retail (Restaurant)
2009-05	Site Plan Review for Adaptive Reuse, Modification to Approved Permit, Local Coastal Development Permit	6326 E. Pacific Coast Hwy.	SPR for Adaptive Reuse to create 36 "live/work" units in the upper level of the Barnes & Noble space at the Marina Pacifica shopping center, and a Local Coastal Development Permit, located in PD-1 (SEADIP) in the Coastal Zone Appealable Area.	9/8/2020	7242021004	1	32%	156%	0	36	Commercial - Retail (Bookstore)
1912-16	Site Plan Review	2221 W. William St.	Replace existing 40-unit affordable housing project with a new 4-story, 90 unit affordable housing building with 40 parking stalls and common use areas, total area of 72,200 sq. ft.	12/18/2019	7402019006	1	28%	250%	40	40	Residential - Multi-Family (5+ Unit)

Application Number	Application Type	Address	Project Description	Date Submitted	Associated APNs	Number of Lots	Lot Coverage	Improvement to Land Value	Existing Dwelling Units	Proposed Dwelling Units	Existing Use
2002-14	CSPR	401 E. Ocean Blvd	CSPR for adaptive reuse of an existing office building (135 new residential dwelling units), remodel of an existing parking structure, and construction of a new multi-family building (122 new residential dwelling units) on top of an existing 4.5-level parking structure. 116,738 new sq. ft. and a total of 257 new dwelling units, located at 401 E. Ocean Blvd. in the Downtown Plan (PD-30) Planned Development District.	2/25/2020	7281025261	1	84%	341%	0	257	Commercial - Office
2106-31	Pre-Application	500 Alamitos Ave	Pre-Application for the conversion of an existing office building into 36 micro units and 14 hotel rooms in the PD-30 Downtown Plan District.	6/23/2021	7266007020	1	93%	355%	0	36	Commercial - Office (Medical)
1708-03	Lot Merger	1400-1452 Long Beach Blvd	Lot Merger for the 65-unit affordable housing project under App. No. 1708-03 located at 1400-1452 Long Beach Blvd. in the SP-1-TN district.	10/25/2021	7269026001, 7269026002, 7269026003, 7269026004, 7269026024,	5	0%; 63%; 1%; 38%; 29%	0.15%; 33%; 0.15%; 15%; 13%	4	65	Commercial - Office (Auto Title Loan)

Application Number	Application Type	Address	Project Description	Date Submitted	Associated APNs	Number of Lots	Lot Coverage	Improvement to Land Value	Existing Dwelling Units	Proposed Dwelling Units	Existing Use
2012-20	Site Plan Review	937 Pine Avenue	69 unit apartment building with 1,828 square feet of commercial space	1/4/2021	7273014006, 7273014007, 7273014008	3	0%; 80%; 97%	0%; 20%; 39%	0	69	Commercial - Retail
1908-14	SPR, VTTM, and CEQA Checklist	321 W. Ocean Blvd	Mid-Block development project consisting of 580 residential units and 40,000 sq. ft. of retail space in two buildings above a 2-level subterranean parking garage of 877 stalls	12/19/2019	7280025900, 7280025902	2	25%; 18%	0; 0;	0	580	Public Administration
2111-25	Conceptual Site Plan Review	6615 E. Pacific Coast Hwy.	CSPR for 90 multi-family units in a 6 story wrap style building including: 5,000 SF ground floor retail, 647 parking spaces, 12,000 SF of interior amenity space, 7,000 SF rooftop pool deck, and four courtyards in the SP-2 area	11/11/2021	7237020040, 7237020050	2	24%; 26%	137%; 131%	0	90	Commercial - Office
2112-20	Conceptual Site Plan Review	450 The Promenade N	Conceptual SPR for the development of 900 apartment units and 36,000 sq. ft. of commercial space in three podium buildings and one standalone retail pavilion for Phase I of the recycling of the CityPlace site.	12/16/2021	7280005025, 7280005051	2	82%; 87%	291%; 134%	0	900	Commercial - Retail (Grocery Store)

Interviews with local developers who are working in Long Beach also informed the factors and assumptions in the Site Inventory and verified that the sites on the Inventory are likely to redevelop. Lot size (smaller, disjointed) can be a challenge when considering the feasibility of development in Long Beach as well as environmental issues (associated with the oil industry). This supports the City's strategy of identifying the largest available sites and excluding sites with known environmental issues or other challenges to development. The interviews revealed that infill, adaptive reuse, underperforming shopping centers and underutilized sites offer tremendous opportunities for affordable and multifamily development. The City is seen as a "hot market" for residential and mixed-use development according to developers, and most of the respondents are actively investigating sites and seeking investment opportunities on non-vacant sites in the City. When the criteria for the City's proposed Housing Element site inventory was described, all respondents agreed these are appropriate criteria. (see a summary of local developer interviews in Appendix C-4).

A multitude of policies and programs in the Housing Element support the site inventory strategy of encouraging reuse of nonvacant sites such as under-utilized commercial sites. Policies under goal 1 support additional development potential on infill sites. For example, although the inventory does not assume adaptive reuse of buildings or sites, as shown above this is a trend, and Housing Element Program 2.2. (adaptive reuse) will make it easier to adaptively reuse buildings and structures if desired. Policy 1.8 calls for maintaining and publishing a vacant and underutilized residential sites inventory, including City-owned sites, and assisting residential developers in identifying land suitable for residential development. Policy 1.15 calls on the City to explore mechanisms to pay for the removal and remediation of oil and gas wells on vacant or underutilized sites, to increase the number of lots available for development. Program 1.1 to rezone consistent with the LUE, with supporting actions including to focus on rezoning site inventory sties, provide TA, making the inventory available online and creating more flexible ground-floor requirements for mixed-use zones to better support housing development. Under program 1.5 (Religious Facility Overlay), Action 1.5.1 to provide incentives and relief for developing affordable housing on religious facility properties, especially housing that includes units for extremely low-income households.

Program 1.6 (affordable housing development assistance) to support affordable housing developers in redeveloping sites; program 2.1 (development incentives) to make projects more feasible. In particular, the newly adopted Enhanced Density Bonus program was designed based on local data to make far more sites pencil out, while also making the inclusionary housing requirement for Downtown and Midtown less of a financial constraint to potential projects given the additional bonus. Program 2.5 (micro units pilot program) will allow smaller units making projects more likely to pencil out; and program 2.6 (development review process) will make the review process easier and faster for housing projects, saving time and money that can lead to more projects succeeding. Of particular note, Finally, Program 3.4 (new funding mechanisms for affordable housing) will provide additional funding for affordable housing developments.

In sum, the City took a conservative approach using a front-end method of filtering out in order to include only sites that are the most likely to develop. Therefore, based on this evidence, the City of Long Beach has determined that the sites on the Site Inventory are feasible for residential development, do not have impediments due to existing uses, and are the sites in the City most likely to be developed with housing during the planning period.

This page left intentionally blank

Appendix D: Housing Constraints

The provision of decent, safe, and affordable housing is an important goal of the City of Long Beach. However, there are a variety of factors that facilitate or constrain the development, maintenance, and improvement of the housing stock in the City. These include government codes and regulations, market mechanisms (such as real estate trends and construction costs), and physical and environmental constraints. This section reviews and analyzes these potential constraints, in terms of a) governmental constraints, b) non-governmental including market constraints, and c) environmental and infrastructural constraints

Section D.1 Governmental Constraints

Local policies and regulations can impact the availability of housing and, in particular, the provision of affordable housing. Land use controls, residential development standards, fees and exactions, and permit processing procedures among others may increase the cost of housing maintenance, development, and improvement. This section discusses these potential constraints and actions taken to mitigate them.

D.1.1 Transparency in Development Regulations

The City's website provides a variety of information and resources to help property owners and developers navigate through the development process. The majority of the information is located under the Development Services Department webpages (https://www.longbeach.gov/lbds/), which include the following:

» Application and forms for Building and Planning permits, Code Enforcement, Historic Preservation, and Housing & Neighborhood Services
» Documents such as Building Standard Code and Permitting Guidelines
» Planning documents such as General Plan, Specific Plans, and Zoning Code
» Fee schedule

The City also offers electronic plan check and online permits.

D.1.2 Land Use Controls

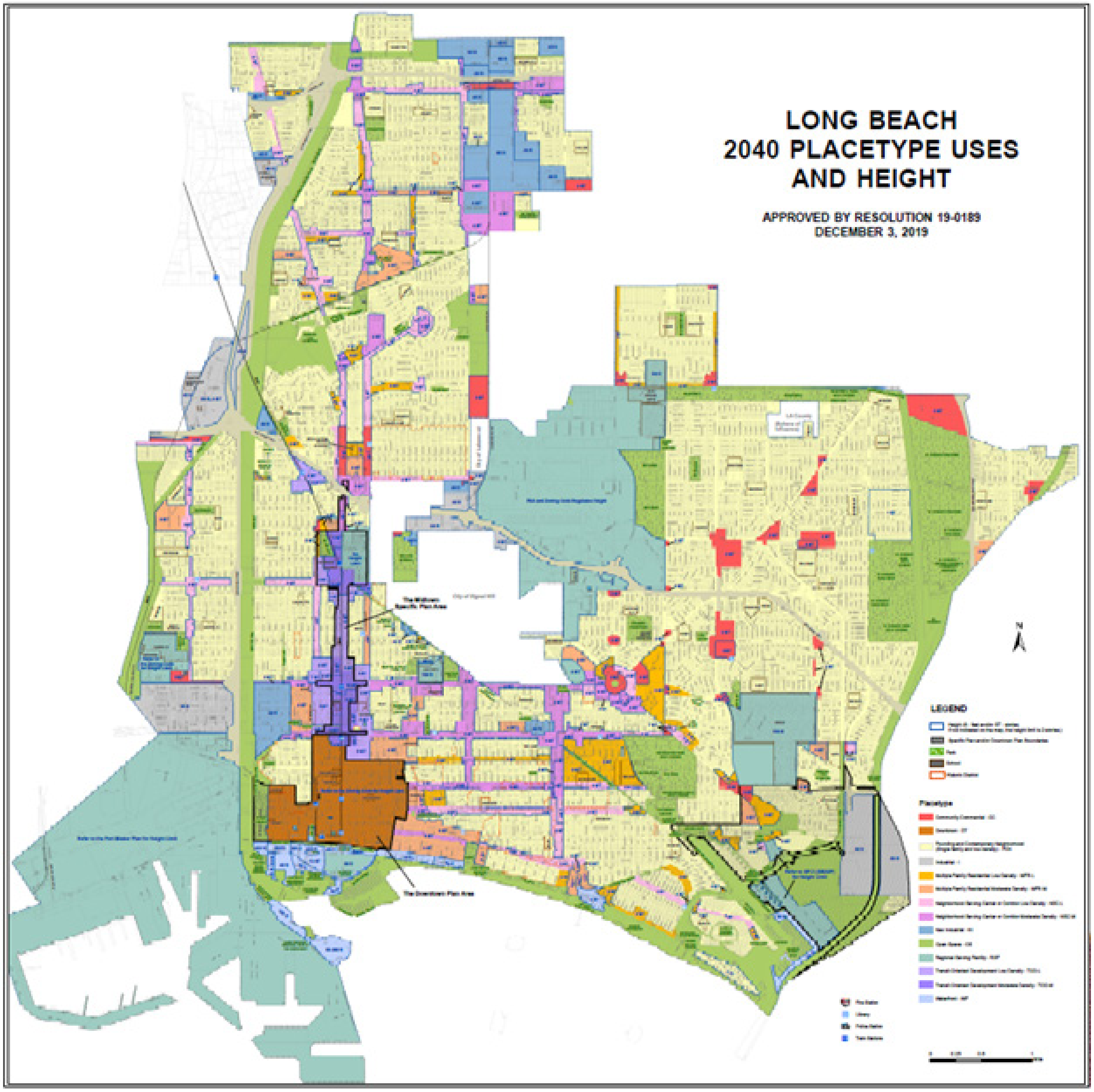
A. General Plan PlaceType Designations

Adopted in 2019, the Land Use Element (LUE) of the Long Beach General Plan sets forth the City's policies for guiding local development. It establishes the distribution and intensity of land that is allocated for different uses. The General Plan LUE uses an innovative approach called "PlaceTypes," which emphasizes flexibility and allows for a mix of compatible uses. This approach provides regulating guidance on land use, form, and character-defining features. Though many of the PlaceTypes allow for greater density and mix of uses, particularly near transit stations and along transit and commercial corridors, nearly half (47.3%) of the City's land area comprises non-residential PlaceTypes such as Industrial, Commercial, and Regional Serving Facility which cover the Port of Long Beach, the airport, and institutional uses. Another 40.9% of the City's land area is comprised of the Founding and Contemporary Neighborhood (FCN) PlaceType, which is a low-density residential PlaceType reflective of much of the existing single-family areas in Long Beach. The remaining 11.8% of the City's geography is designated with higher-density residential or mixed-use PlaceTypes that can accommodate densities, and more appropriate to accommodate housing. These areas include the Neighborhood Serving, Multi-Family, Downtown, Transit Oriented Development, and Waterfront PlaceTypes.

The nine PlaceTypes in the LUE that allow residential uses are detailed in **Table D-1**. As shown on **Figure D-1**, these PlaceTypes are generally concentrated in areas closest to Metro A line stations and high-quality transit corridors in the southern part and western half of the City.

While the City's LUE identifies a variety of PlaceTypes which allow a full range of residential development types (single-family, duplexes, apartments, etc.) at a variety of intensities as noted above, the PlaceTypes with the most development potential are applied in a limited extent. While the new LUE significantly expands the City's capacity for new housing development, there remain constraints in terms of opportunities for new housing in some areas in the City due to a combination of PlaceType designation and height limits established in the LUE. These constraints stem in part from multigenerational land use patterns and planning decisions that have limited new housing development in highest opportunity areas. Over 40% of the City is reserved for low-density development with maximum two-stories

Figure D-1 : General Plan Residential PlaceTypes



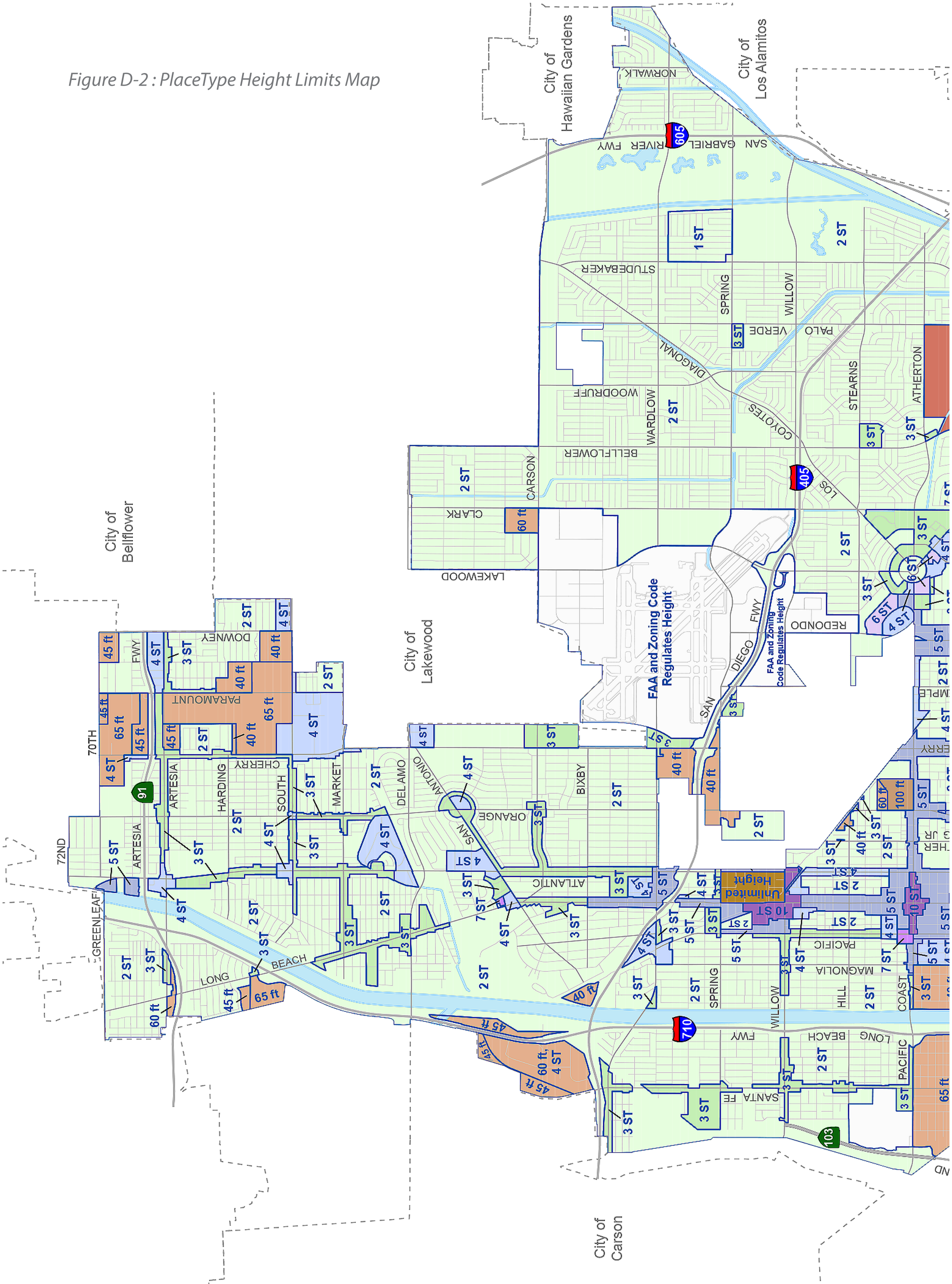
in the FCN PlaceType. This PlaceType covers a variety of contexts, typically areas currently developed as single-family or low-density residential, however the PlaceType is also applied in older central City neighborhoods which are developed with multi-family and currently non-conforming under existing R-1 and R-2 Zones (see below) due to downzoning from multi-family to single-family in the late 1980s. Since the FCN PlaceType does allow for other types of low-density housing at densities up to 18 units per acre, it will be important to keep this in mind as the City develops zoning regulations to implement the FCN PlaceType, instead of maintaining existing regulations which are more restrictive than what is already built in some areas. The City has already demonstrated how the LUE PlaceTypes are flexible and can be implemented through more progressive zoning tools (see discussion of UPLAN, in the section below). Taking a flexible approach to FCN is particularly important given the City's focus on equity and increasing community access to high quality schools, parks, and housing options. The LUE is adaptable enough to support the City's goals of removing barriers to housing production to help combat the City's well-documented housing shortages and ensuring the availability and fair distribution of affordable housing throughout the City to reverse existing patterns of segregation and concentrated poverty. To help ensure the LUE PlaceTypes are not a barrier to residential development, the City has proposed Program 2.3: A Variety of Housing Types in Low Density Zones, to update the Code to provide use and development regulations that reflect the intent of the Founding and Contemporary Neighborhoods to accommodate a variety of housing types.

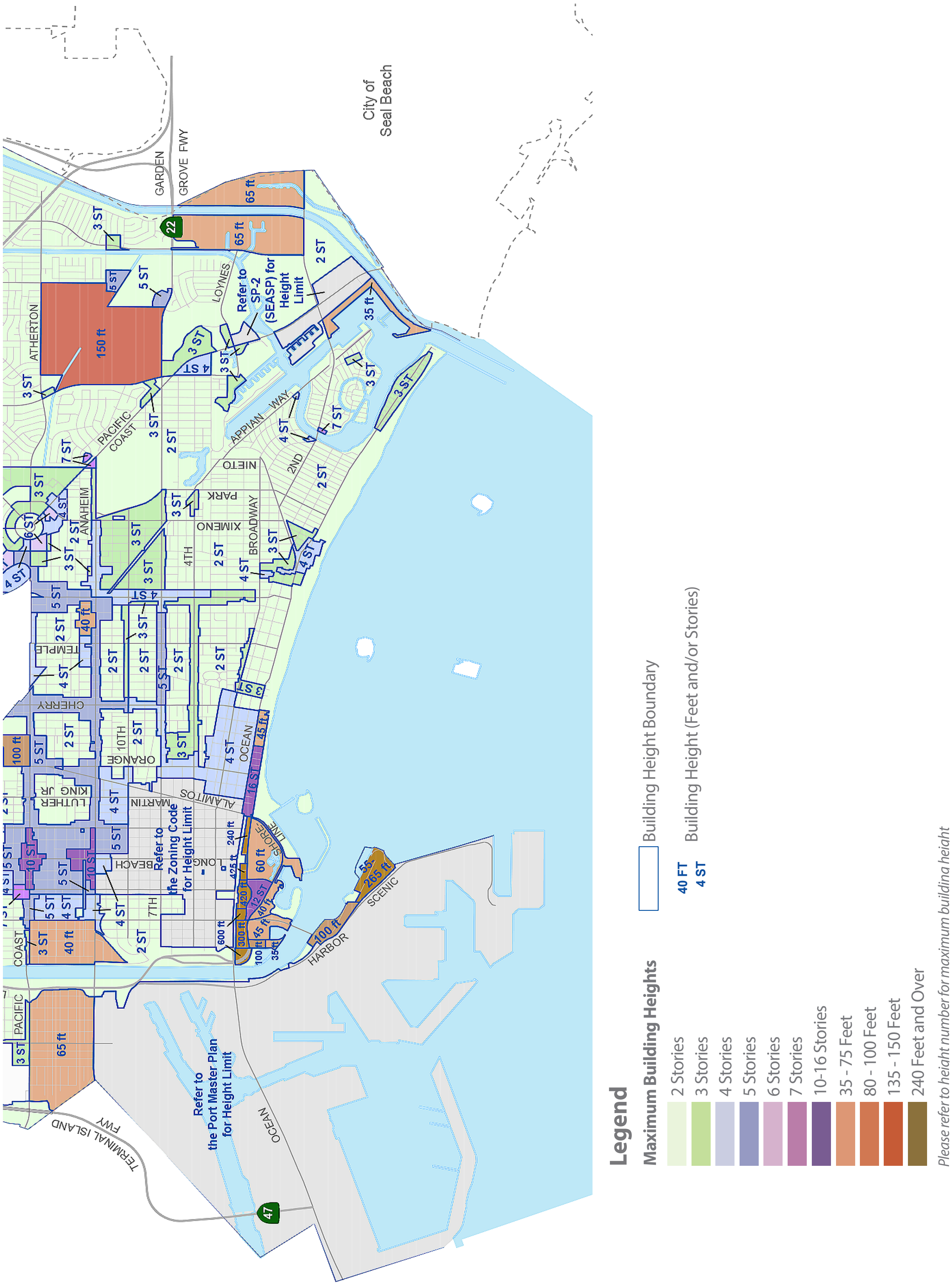
In addition to controlling density and the type of uses, the LUE also establishes maximum heights Citywide. Each PlaceType has a maximum height limit (See **Table D-1**) which is superseded by the LUE PlaceType Height Limits Map (see **Figure D-2**) which may provide more restrictive height limits depending on geography. The added layer of restriction further limits the development potential afforded under the PlaceTypes, in some cases reducing multi-family or mixed-use area height limits by one or two stories. Height is commonly a limiting factor in development feasibility, especially when combined with other zoning regulations such as setbacks and parking. For further discussion of height, see Section C.2, below. The City will need to ensure LUE height limits do not constraint development potential by augmenting other development regulations to help ensure maximum densities are achievable.

Table D-1: General Plan Residential PlaceTypes

PlaceType	Density (max.)	Height	Primary Residential Uses
Founding and Contemporary Neighborhood	7-18 du/ac	2 stories max; varies by area	Single-family and low-density housing
Multi-Family Residential-Low	Up to 29 du/ac based on lot size	4 stories max	Duplex, triplex, and garden apartment housing
Multi-Family Residential-Moderate	Up to 62 du/ac based on lot size	6 stories max	Moderate-density apartment and condominium buildings on larger parcels of land
Neighborhood-Serving Centers and Corridors-Low	Up to 44 du/ac based on lot size	4 stories max	Low-density apartment and condominium buildings
Neighborhood-Serving Centers and Corridors-Moderate	Up to 54 du/ac based on lot size	7 stories max	Moderate-density apartment and condominium buildings on larger parcels of land
Transit-Oriented Development-Low	No max. density; 5 stories max.	5 stories max.	Low urban density apartment and condominium buildings
Transit-Oriented Development-Moderate	No max. density; 10 stories max.	10 stories max.	Moderate urban density apartment and condominium buildings
Downtown	38-500 ft (with incentives) max. height	38-500 ft (with incentives) max. height	Ranges from smaller-scale residential units to medium-scale and high-rise residential towers
Waterfront	35-600 ft max. height	35-600 ft max. height	Ranges from low-rise multi-family residential buildings to mid-rise and high-rise housing developments

Figure D-2 : PlaceType Height Limits Map




City of Seal Beach
Legend
Maximum Building Heights
2 Stories
3 Stories
4 Stories
5 Stories
6 Stories
7 Stories
10-16 Stories
35 - 75 Feet
80 - 100 Feet
135 - 150 Feet
240 Feet and Over
Please refer to height number for maximum building height
Building Height Boundary
40 FT
4 ST
Building Height (Feet and/or Stories)
Refer to the Port Master Plan for Height Limit
Refer to the Zoning Code for Height Limit
Refer to SP-2 (SEASP) for Height Limit

B. Zoning Districts

The Zoning Code implements LUE policies by specifying detailed development regulations that accomplish the General Plan's goals. These include specific use types (such as residential, retail, office, and industrial) that are allowed and not allowed by the corresponding zoning district and building development standards (such as height and placement on a site). State law requires that zoning be consistent with maps and policies in the General Plan, so when the LUE establishes maximum densities and height limits, the zoning code can only allow development underneath this cap. Since uses and densities/intensities may only be permitted if they are consistent with both the General Plan land use designation and the zoning of the property, limitations of the General Plan (as noted above) translate to limitations of the Zoning Code. The Long Beach Zoning Code is contained within the City's Municipal Code and implements the general policies contained in the General Plan.

While it has been amended numerous times, including significant revisions in 1997 and a number of recent and ongoing amendments in an effort to make minor improvements pending more significant updates, the existing Zoning Code hasn't been comprehensively updated in more than 30 years. The Zoning Code should ideally be updated periodically to respond to new land use trends, economic and environmental conditions, and evolving community needs and priorities while also becoming more accessible and easier to understand for the general public. As a result, the Code, as it is currently written, no longer aligns with current goals, new City priorities, or today's realities and it is not consistent with the new LUE. This incongruency is a major impediment to the development of new housing in most of the City, especially outside of the areas that have had recent code updates, or are regulated by Specific Plans or Planned Districts, such as the Downtown and Midtown areas, as well as the newly adopted UPLAN and Code.

In 2019, the City performed an audit of the Zoning Code (Code Audit) to identify inconsistencies between the existing Code and the newly adopted LUE. Findings from the Code Audit that are relevant to this discussion on housing constraints are incorporated into this analysis, as appropriate. In a future phase, the City is expected to amend the Code to address constraints identified in the Code Audit and fully implement the policies of the LUE.

The Zoning Code delineates the following six basic residential zones, with 20 subcategories:
R-1: Single Family (plus suffix S, M, N, L, or T)
R-2: Two Family (plus suffix S, I, N, A, or L)
R-3: Low Density Multi-Family (plus suffix S, 4, or T)
R-4: High Density Multi-Family (plus suffix R, N, H, U, or M)
RM: Mobile Home (no suffix attached)
RP: Residential Planned Unit Development (no suffix attached)

In addition, the following commercial zones also allow residential uses:
CNR: Neighborhood Commercial and Residential
CCR: Community R-4-R
CNN:Community R-4-N
CHW: Regional Highway District

Residential zoning districts are defined in the Code as follows:

R-1-S: The R-1-S District is a single-family residential district with small lots. The District recognizes the existing subdivision pattern and is established to accommodate the requirements of a modern home on existing small lots. This Zone is only appropriate in high open space amenity areas such as the Coastal Zone.

R-1-M: The R-1-M District is a single-family residential district with moderate sized lots. This District recognizes the difficulty of developing odd sized and shaped parcels with normal sized lots. It also recognizes the City's objective of providing more affordable ownership housing and the effect of lot size on housing costs.

R-1-N: The R-1-N District is a single-family residential district with standard lots. This District recognizes the outdoor lifestyle characteristic of Southern California and is established to protect such areas from overcrowding and conversion to higher densities.

R-1-L: The R-1-L District is a single-family residential district with large lots. This District recognizes the need for an open, uncrowded living environment within metropolitan centers.

R-1-T: The R-1-T District is a single-family district of townhouses.

R-2-S: The R-2-S District is a two-family residential district with small lots. This District recognizes existing subdivision and use patterns in distinct portions of the City and is established to accommodate such patterns without crowding and congestion. This Zone is generally not suitable outside of the Coastal Zone.

R-2-I: The R-2-I District is a two-family residential district with intensified development on the lots. This District recognizes existing subdivision and use patterns in distinct portions of the City and allows an intensity of development appropriate only in areas within immediate proximity to public open space.

R-2-N: The R-2-N District is a two-family residential district with standard lots. This District recognizes the need for two-family, moderate density housing with outdoor living space.

R-2-A: The R-2-A District is a two-family residential district with standard lots. This District restricts one (1) unit to a small accessory unit. This District recognizes the desire to maintain the existing character of a community by retaining single-family dwellings while adding a second unit to the rear.

R-2-L: The R-2-L District is a two-family residential district with large lots. It recognizes the use pattern of two-family dwellings in older, large lot subdivisions. It also encourages the preservation of these neighborhoods and also provides opportunity for spacious, well-designed, two-family developments.

R-3-S: The R-3-S District is a three-family residential district. This District recognizes the constraints small lots place on multifamily developments and the adverse consequences related to large scale multifamily development in existing neighborhoods of single-family use.

R-3-4: The R-3-4 district is a four-family residential district. The district recognizes the constraints lot size places on multifamily development and the adverse consequences related to large scale multifamily uses development in single-family neighborhoods.

R-3-T: The R-3-T district is a townhouse or row house residential district on small (especially shallow) lots. It is intended for residential lots located along significant traffic arteries where a lot line to lot line, high lot coverage, inward-oriented dwelling is appropriate. This district is typically appropriate in areas in transition from commercial to residential use.

R-4-R: The R-4-R district is a moderate density, multifamily residential district with restrictions on building height. It is intended to provide a moderate density use consistent in scale with existing older and lower density developments. The district is designed to encourage full development in established moderate density neighborhoods.

R-4-N: The R-4-N district is a high density, multifamily residential district. It is intended to meet the demand of a broad segment of the population which provides a diversity of housing choices.

R-4-H: The R-4-H district is a high-rise, high density, multifamily residential district. The district is intended to encourage residential development with a distinctive urban living environment.

R-4-U: The R-4-U district is a high-density, multifamily residential district. It is intended to provide housing opportunities in an urban context and design style to support downtown activity center employment with adjoining housing.

RM: The RM district is a single-family residential district for mobile homes and manufactured housing. This district recognizes the significant contribution that mobile home housing developments can make toward providing a diversity of housing choices. This district is established to encourage such development on large sites.

R-4-M: The R-4-M district is a moderate density subdivided mobile home park development district. The district recognizes the wishes of mobile home owners in rental mobile home parks to be given the opportunity to own the space on which their mobile home is located. Such subdivisions of mobile home parks to resident ownership is encouraged by the State of California as an appropriate method of preserving low-income housing stock.

RP: The RP district is a residential Planned Unit Development (PUD) district. It is intended to encourage innovative, creative developments according to good urban planning principles, across a range of potential densities providing new and diverse housing opportunities, with integrated community facilities and benefits. The district is designed to reduce or eliminate rigidity that otherwise may result from the application of traditional development standards, and to encourage the development or recycling of larger parcels of land as coherent, integrated projects. The zoning symbol "RP" must be followed by a number indicating the approved density in DU/ac, such as "RP-12" or "RP-18."

Despite the variety of zones that allow multi-family the actual area of land covered by these zones is a small portion of the City. Therefore, the potential for Long Beach to develop multi-family at the appropriate intensities to meet desired housing goals is limited to the minimal areas of City land located along some major corridors. Also, these multi-family areas have their own constraints, because of the required consistency with density and height limits of the LUE.

Commercial zoning districts that allow residential uses are established as follows:

CNR: The Neighborhood Commercial and Residential (CNR) District is a mixed-use district permitting small scale commercial uses and/or moderate density residential development at R-3-T densities.

CCR: The Community R-4-R (CCR) District is similar to the Community Auto-Oriented District, but also permits moderate density residential development at R-4-R densities.

CNN: The Community R-4-N (CCN) District is similar to the Community Auto-Oriented District, but also permits medium density residential development at R-4-N densities.

CHW: The Regional Highway District (CHW) is a commercial use district for mixed scale commercial uses located along major arterial streets and regional traffic corridors.

Planned Development Districts (PDs)

The Planned Development (PD) district allows flexible development standards for areas with unique land uses that would benefit from special design policies and standards not otherwise possible under conventional zoning district regulations. The PD district is designed to promote a compatible mix of land uses, allow for planned commercial/business parks, and encourage a variety of housing styles and densities. Many of the PD districts have provided the primary opportunities for infill development during the past decade, specifically in PDs 5, 6, 25, and 30. The City has several PD districts that have not been updated and do not have improved standards to facilitate housing production, such as higher allowable density, which has limited new development in these older districts, compared to the more recent PD30 and SP1, which incorporate more flexible standards to promote residential development. The new LUE identifies opportunities to update existing PDs to better implement the PlaceTypes, such updating PD-2 to better align with the intent of the Waterfront and Regional-Serving Facility PlaceTypes.

The PD districts with significant potential for residential development are noted below, as defined in the Code:

PD-1 Southeast Area Development and Improvement Plan: Established residential neighborhoods continue to anchor the area and are complemented by businesses, restaurants, hospitality uses, and recreational amenities. The proposed land use plan for the area accommodates a mix of single-family residential, mobile homes, and multi-family residential uses.

PD-25 Atlantic Avenue: The Atlantic Avenue PD-25 area is transitioning from conditions such as vacant, underutilized, and deteriorated commercial and residential structures and incompatible land uses, to include new schools, banks, residences, and shopping opportunities. PD-25 aims to ensure that recycling and reinvestment results in high-quality development and compatible uses that complement and serve the adjoining residential neighborhoods. New workforce, senior, and family housing developments are developing in this corridor.

PD-30 Downtown: PD-30 is designed to develop the downtown into a multi-purpose activity center of regional significance and to connect the various districts of downtown into a cohesive and functional whole. PD-30 residential districts include the: Mixed Use District, East Village Mixed Use District, West End Residential District, and East Village Residential District. Typical densities range from 31 to 54 units per acre, with unlimited higher densities available to high-rise buildings in the Downtown Core.

Uptown Long Beach- UPLAN

As part of the earliest Land Use Element implementation efforts, the City of Long Beach in collaboration with the North Long Beach community, developed and completed Phase 1 of the Planning Land Use & Neighborhood Strategy in Uptown (UPLAN) in 2019. The rezoning to implement the land use vision was adopted in December 2020. The zoning included the following zones:

RMU3 and RMU3 A-Series Residential Mixed-Use 3 zones are residentially focused and permit a range of residential configurations with limited neighborhood-serving non-residential uses. Use may be configured in a horizontal or vertical mixed-use format.

RMU4 and RMU4 A-Series Residential Mixed-Use 4 zones are residentially focused and permit higher density residential uses in areas where multi-family housing is currently dominant use. These zones permit intensification of existing residential areas to increase housing opportunities and introduce neighborhood-serving, non-residential uses in proximity to residents.

MU-1 and MU-1 A-Series Mixed-Use 1 zones provide for medium-scale, mixed-use development as a transition between residential and mixed-use nodes. These zones permit mixed residential and non-residential uses in a wide variety of configurations.

MU-2 and MU-2 A-Series Mixed-Use 2 zones provide for neighborhood activity centers in proximity to bus routes and multi-modal corridors. These zones permit horizontal and vertical mixed-use appropriately scaled for adjacent neighborhoods.

MU-3 and MU-3 A-Series Mixed-Use 3 zones provide for the highest intensity neighborhood activity centers in proximity to bus routes and multi-modal corridors. These zones permit horizontal and vertical mixed-use scaled for the highest intensity uses that benefit from transit proximity and pedestrian activity.

While UPLAN is an example of the implementation opportunities available under the new LUE, as noted above, consistency requirements between the zoning code and the LUE may impact development feasibility if density and height limits in the LUE are overly restrictive.

C. Development Standards

These zoning districts and associated development standards provide for the development of a variety of housing types in the City. **Tables D-2** and **D-3** summarize the development standards for each zone, including the UPLAN zones. **Table D-4** summarizes the residential densities allowed for multi-family districts. These tables are followed by an analysis of constraints of major categories of standards, such as parking, lot requirements, and height.

Currently, a majority of higher density residential development occurs in areas with Planned Development (PD) zoning, due to the flexibility in development standards built into the PD regulations, as well as other market related factors such as the desirability of residential in PD areas, such as Downtown. As demonstrated later in Section IV, Housing Resources, and Appendix C, most development anticipated in PD zones is intended as high-density multi-family and/or mixed-use developments, at densities 30 units per acre or higher. This assumes a rezoning program (Program 1.1) to align the zoning regulations with the new Land Use Element PlaceTypes, which allow higher densities in PD-1 and PD-25. For example, in PD-30 (Downtown Core), there are no limits to height or density. The requirement for parking is one space per unit, without distinction by the number of bedrooms, a significant reduction from the 1.5 to two spaces that are generally required for units of one or more bedrooms in the City. With the reduced requirement for parking and no limit to height or density, developments have exceeded 200 units per acre in this area.

As shown in **Table D-3**, the City is developing new zones to implement the LUE, specifically new context sensitive mixed-use zones which allow for a variety of uses, standards which promote more urban and walkable development patterns, and reduced parking requirements (see **Table D-7**).

Table D-2: Residential Development Standards

District	Max. Units Per Lot	Density		Min. Lot Area (sq. ft.)	Max. Height	Max. Lot Coverage (% of Lot)	Min. Usable Open Space	Floor Area Ratio
		Min. Lot Area Per Unit (sq. ft.)	Max. Dwelling Unit/ Acre					
R-1-S	1	2,400	18	2,400	28 ft.	N/A	6%	1.2
R-1-M	1	3,600	12	3,600	25 ft.	N/A	6%	0.67
R-1-N	1	6,000	7	6,000	25 ft.	50%	16%	0.6
R-1-L	1	12,000	4	12,000	25 ft.	40%	23%	0.6
R-1-T	1	3,000	15	3,000	25 ft.	N/A	6%	1.2
R-2-S	2	1,200	36	4,800	28 ft.	N/A	2%	1.3
R-2-I	2	1,000	44	4,800	35 ft.	N/A	2%	N/A
R-2-N	2	3,000	15	6,000	25 ft.	60%	6%	0.6
R-2-A	2	3,000	15	6,000	25 ft.	60%	6%	0.6
R-2-L	2	4,000	11	8,000	35 ft.	40%	8%	N/A
R-3-S	3	2,100	21	6,300	25 ft.	N/A	250 sq. ft./ unit	N/A
R-3-4	4	1,700	26	4,500	25 ft.	N/A	200 sq. ft./ unit	N/A
R-3-T	N/A	See Table D-4		3,000	28 ft.	N/A	250 sq. ft./ unit	N/A
R-4-R	N/A	See Table D-4		18,000	28 ft.	N/A	150 sq. ft/ unit	N/A
R-4-N	N/A	See Table D-4		18,000	38 ft. (3 stories)	N/A	150 sq. ft./ unit	N/A
R-4-H	N/A	See Table D-4		18,000	Varies (5-24 stories)	50%	150 sq. ft./ unit	N/A
RM	N/A	2,400	18	18,000	30 ft. (2 stories)	65%	200 sq. ft./ unit	N/A
R-4-U	N/A	See Table D-4		22,500	65 ft. (5 stories)	N/A	150 sq. ft./ unit	3.0
R-4-M	1	3,100	14	3,100	20 ft.	75%	10%	N/A
RP	-	1,200	36	2,400	25 ft: within 50 ft. of R-1, R-2, or R-3 zoning district; 38 ft: other area within PUD	N/A	6%	1.3

Suffix denotes: S = small lot; M = moderate lot; N = standard lot, L = large Lot; T = townhomes; I = intensified development; A = accessory unit; H= high rise; U = urban; RM = mobile homes

Source: Municipal Code, City of Long Beach

Table D-3: UPLAN Development Standards

Development Standard	Zones				
	RMU3/RMU3-A	RMU4/RMU4-A	MU-1-/MU-1-A	MU-2-/MU-2-A	MU-3-/MU-3-A
Minimum Lot Size[1]	3,000 sq. ft.				
Maximum Number of Stories	3	4	3	3	4
Maximum Building Height	45 ft.	60 ft.	45 ft.	45 ft.	60 ft.
Building Placement and Activation					
Primary Frontage (min. required public realm > building setback – measured from curb face to building face (ft.)[2,3,4]					
Residential Stories 1-3	15 ft.[5]				
Non-Residential Stories 1-3	10 ft.				
Upper Stories 4th Story and Above	N/A	5 ft. greater than the average setback of the lower floors	N/A	N/A	5 ft. greater than the average setback of the lower floors
Secondary/All Other Street Frontages	10 ft.	8 ft.	8 ft.	10 ft.	10 ft.
Balconies	10 ft.				
Interior Building Setbacks[3]					
Alley	12 ft. from the centerline of the alley Adjacent to existing single-family houses within R1 zones, where not separated by an alley				
Floor 1-2	15 ft.				
Floor 1-2	20 ft.[6]				
Upper Floors	0 ft.[6]				
Active Ground Floor Condition, Min. Required Per Lot/Development					
Primary Frontage[7]	25%	25%	25%	25%	50%
Secondary Frontage[7]	-	-	-	25%	50%

Notes:

1 Minimum only applies to new subdivisions of existing lots.

2 Due to the variable existing right-of-way dimension, setbacks from streets (primary, secondary, and other frontages) shall be measured from curb face to building face.

3 Projections are permitted in the required setbacks in accordance with Section 21.32.220(C).

4 When street dedications, street improvements and/or easements are required that would alter the location of the curb, setbacks shall determine to the satisfaction of the Director of Development Services or the Director of Public Works. Where not additional dedication is anticipated and narrow sidewalk conditions occur, the depth of the setback shall allow for an adequate minimum unobstructed path of travel and other pedestrian amenities, when combine with the public sidewalk, and balance the objective of maintaining the development feasibility of shallow lots. Alignment of front building facades should be also be maintained and should be within two feet of abutting properties.

5 A minimum depth of 5-feet of the setback area shall be hardscaped and/or landscaped. Stoops are required for residential units facing a street.

6 Measured parcel line to building face; adjacent to single-family houses within R1 zones.

7 See Map Atlas, and Section 8 for standards.

Source: City of Long Beach, Title 22 (Uplan Zoning Code)

Table D-4: Residential Densities for Multi-Family Districts

District	Site Area (sq. ft.)	Site Width (ft.)	Permitted Density by Site Area (sq. ft.) Per Unit	Density Range (units per acre)
R-3-T	0-3,200 3,201-15,000 15,001 or more	0-25 26-120 121 or more	1 unit per lot 1 unit per 3,000 sq. ft. 1 unit per 2,400 sq. ft.	13-18
R-4-R	0-3,200 3,201-15,000 15,001 or more	0-25 26-120 121 or more	1 unit per lot 1 unit per 1,500 sq. ft. 1 unit per 1,450 sq. ft.	13-30
R-4-N	0-3,200 3,201-15,000 15,001-22,500 22,501 or more	0-25 26-120 121-180 181 or more	1 unit per lot 1 unit per 1,500 sq. ft. 1 unit per 1,200 sq. ft. 1 unit per 975 sq. ft.	13-45
R-4-H	0-3,200 3,201-15,000 15,001-22,500 22,501 or more	0-25 26-120 121-180 181 or more	1 unit per lot 1 unit per 1,500 sq. ft. 1 unit per 1,200 sq. ft. 1 unit per 175-310 sq. ft.	13-249
R-4-U	0-3,200 3,201-15,000 15,001-22,500 22,501-30,000 30,001 or more	0-25 26-120 121-180 181-240 241 or more	1 unit per lot 1 unit per 1,500 sq. ft. 1 unit per 975 sq. ft. 1 unit per 500 sq. ft. 1 unit per 400 sq. ft.	14-109

Suffix denotes: N = standard lot, T = townhomes; H = high rise; U = urban

Note:

The density allowed shall be that provided in the row corresponding to the site width and area. If the site width and area are in ranges located in different rows, then the higher of the two (2) densities is allowed.

Source: Municipal Code, City of Long Beach

C.1 Parking Requirements

Parking requirements for residential districts vary by the number of bedrooms in a housing unit, location of the development, type of permitted use, and other criteria associated with the demand for parking generated by the particular development. **Table D-5** details parking requirements by residential type citywide and in Downtown Long Beach.

Except for Downtown, the UPLAN area, and the Coastal Zone, the City's parking regulations do not vary depending on context, which prevents the City from reducing required off-street parking in instances where appropriate based on anticipated demand. (In Los Angeles, for instance, the Cornfield Arroyo Specific Plan does not mandate parking minimums in the area covered by the specific plan, which is pedestrian-friendly and adjacent to public transit.) In addition, only garage parking is permitted to satisfy requirements for residential units. The existing parking regulations encourage and maintain an auto-centric development pattern, requiring dedication of developable land to surface parking instead of other uses, such as housing, or forcing construction of expensive structured parking to meet minimum requirements, a cost which is typically passed on to the renter. Parking requirements have been a problem especially in applications for a change of use, as there is inadequate space in older developments to accommodate additional parking requirements. As part of interviews conducted during the 2019 Code Audit commissioned by the City, stakeholders noted current parking requirements, when coupled with other constraints such as height and density, can hinder new residential development if parking area takes up a significant portion of developable land and reduces development capacity, thus rendering projects financially infeasible. This is especially true for smaller lots and for projects targeting 'missing middle' product types or obtainably priced units.

The City does offer some incentives in an attempt to prevent parking standards from constraining the development of certain types of housing. For example, the Planning Commission may reduce parking requirements to one space per three bedrooms for residential projects for lower income seniors and disabled residents in areas with available on-street parking or near transit. However, in several parts of the City on-street parking is limited in supply, making this finding difficult to achieve. Parking is also reduced for special group residences to one space per two beds. These parking incentives do not take into consideration reduced parking demand for other (non-senior) lower income households, or how the cost of parking may impact the affordability of rental housing when the cost of onsite parking is coupled with the rental price of the unit.

In the coastal zone, the California Coastal Act encourages the City to preserve public coastal access. To ensure more on-street parking is maintained for public use, in areas already facing limited parking availability, the City requires an additional 0.5 spaces per one-bedroom unit and all other unit sizes have the same parking requirements as citywide (except in PD-30, where one space per unit is required regardless of unit size). Given the desirable location, even small units (especially in the Belmont Shore area) are often occupied by households with two cars. Specifically, the City conducted a parking study in Belmont Shore to identify appropriate parking standards for the area. To balance the need for parking for coastal access, business uses, and housing, the Zoning Code allows several incentives: tandem parking for low-income housing units when projects include 10% or more of the units on-site as low-income units and for projects of 20 units or more to satisfy the parking requirements for one-bedroom units in the PD-30 and the PD-5 districts. Moreover, PD districts also allow for shared use guest parking for mixed-use projects.

The UPLAN code adopted in December 2020 includes context sensitive parking regulations (see **Table D-7**), which result in a significant reduction in minimum parking required for residential units of all sizes as compared to citywide standards. In addition, parking may be "unbundled" from the unit, parking is rounded down when performing calculations, there is no new parking required for a change of use of an existing structure, and parking are subject to future affordable housing incentives (in progress).

To address parking constraints citywide, the City proposes Program 2.3, to adjust development regulations to facilitate a variety of housing types consistent with the LUE.

Table D-5: Parking Requirements

Use	Required Number of Spaces	
Residential Use	**Citywide**	**Coastal Zone**
0 bedroom (< 450 sq. ft.):	1.0 space/unit	1.0 space/unit
1 or more bedroom	1.5 spaces/unit	2.0 spaces/unit
2 bedrooms or more	2.0 spaces per unit	2.0 spaces per unit
Guest parking	1.0 space/four units	1.0 space/four units
Special Residential Uses	**Market Rate Unit**	**Below Market Rent**
Handicapped[1]	1 space/1 bedroom	1 space/2 bedrooms
Senior Citizen[1]	1 space/1 bedroom	1 space/2 bedrooms
Congregate Care[1]	1 space/1 bedroom	1 space/2 bedrooms
Residential Care Facility	1 space/bed	
Fraternity, Sorority, Dormitory	1 space/bed	
Other Special Group Residences	1 space/2 beds	
Downtown Plan		
Dwelling Unit, Shopkeeper Unit, or Live/Work Unit	1.0 space/unit 1.0 guest parking space/4 units (half of the guest parking can be shared with commercial use)	
Special Group Residence	1.0 space/3 bedrooms	
Note: 1 The Planning Commission may further reduce the parking standards to 1 space per 3 bedrooms if it finds that the neighborhoods in which the facility is proposed has ample, readily available on-street parking or is well-served by public transportation and a concentration of senior services.		
Source: Municipal Code, City of Long Beach		

Table D-6: Required Parking for Limited and Conforming Accessory Dwelling Units and Primary Dwellings

Use	Required Number of Spaces	
Coastal Zone and/or Parking Impacted Area		
ADU	1 spot in addition to the required parking for the primary dwelling	
Primary Dwelling	Same as existing number of spaces	
Other Permitted Area		
ADU	0	1.0 space/four units
Primary Dwelling	Same as existing number of spaces	Below Market Rent
Source: Municipal Code, City of Long Beach,		

Table D-7: UPLAN Vehicular Parking Requirements

Use	Minimum Zone Requirement	
	RMU3/RMU3-A; RMU4/RMU4-A	MU-1-/MU-1-A; MU-2-/MU-2-A; MU-3-/ MU-3-A
Residential		
0 – 1 Bedroom	0.75[1]	0.5[1]
2 Bedrooms	1.25[1]	1[1]
3 or more bedrooms	1.5[1]	1.25[1]
Special group residence, assisted living, congregate care	0.33[2]	0.25[2]
Senior Housing	0.5[3]	0.33[3]
Live-work Units	1.5[4]	1[4]
Guest Parking	1.5[5]	1[5]

Notes:

1 Per unit; See parking incentives for inclusion of affordable housing incentives for inclusion of affordable housing

2 Per bed

3 Per bed; See parking incentives for inclusion of affordable housing

4 Per unit; See parking incentives for inclusion of affordable housing

5 See parking incentives for inclusion of affordable housing

Source: City of Long Beach, Title 22 (Uplan Zoning Code)

Table D-8: UPLAN Parking Setback Standards

	Zones				
	RMU3/RMU3-A	RMU4/RMU4-A	MU-1-/MU-1-A	MU-2-/MU-2-A	MU-3-/MU-3-A
Required Minimum Parking Setback (Measured Parcel Line to Parking (Feet), applicable to surface or structured parking)					
Primary Frontage, Surface Parking	20 ft.	20 ft.	20 ft.	20 ft.	25 ft.
Primary Frontage, Parking Structure	10 ft.	10 ft.	10 ft.	10 ft.	15 ft.
Secondary Frontage	6 ft. landscape setback required between sidewalk and parking and shall be landscaped or decoratively hardscaped (not asphalt)				
Alley	0 ft.				
Adjacent to:					
Residential District	5 ft	5 ft	5 ft	5 ft	5 ft
Non-residential or Mixed-Use District	0 ft.	0 ft.	0 ft.	0 ft.	
Source: City of Long Beach, Title 22 (Uplan Zoning Code)					

C.2 Site Requirements

In general, density, maximum height, and lot coverage standards determine the number of units that can be constructed on a given lot.

Density

Density regulations establish the allowed level of intensity in certain areas of the city. The existing Code establishes a variety of density requirements for high density multi-family residential zoning districts (See **Table D-4**) The density requirements have variable thresholds that change depending on the size of a lot, so as the lot size increases, more units are allowed onsite. While unit size impacts the overall density of a project, the general emphasis on large development on large lots does significantly and unnecessarily restricts appropriately scaled multi-family infill on small or medium size lots in the same context, which also significantly impacts affordability. The net result is to disincentivize the production of smaller, and potentially lower cost, units.

Additionally, the density regulations do not effectively implement the City's Land Use Element, which allows for and accommodates a variety of uses and densities in the Founding and Contemporary Neighborhood PlaceType. The majority of the City's older, central neighborhoods are zoned R-1 (single-family) or R-2 (two-family). These neighborhoods are built at a higher density than is allowed by the zone itself, resulting in large amounts of non-conformities in existing residential neighborhoods. As of 2019, the City estimates there are over 4,200 parcels and over 24,000 units that are non-conforming, which limits the ability of property owners to make improvements, potentially impacting the quality of housing for existing tenants.

There is no residential density limit in the UPLAN mixed-use zones, and mixed-use projects with residential are not subject to the minimum FAR requirements of the zone. Areas of the City with residential PlaceType designations (such as Multi-Family Residential-Low) are limited to the allowed density of the PlaceType. The MFR-L PlaceType, for example, has a maximum density of 29 units per acre. While affordable housing projects may be feasible at these densities, HCD typically assumes a minimum density of 30 units per acre is needed to facilitate affordable housing.

As mentioned in Section D.1.1., the existing zones under the FCN PlaceType continues to perpetuate development limitations across a wide area of the city. While these zones do fall under the umbrella density allowed in the FCN PlaceType, appropriately implementing the full flexibility of the FCN PlaceType can alleviate some of the development constraints resulting from the existing restrictive density standards in R1 and R2 Zones.

While the Code establishes maximum density, projects are not always able to develop under the maximum allowed because of the combination of site development requirements (such as lot size, height, and parking requirements). A majority of development activity occurs in areas, such as Downtown, that are not subject to density restrictions. To address the potential for projects outside of these areas this to develop under the maximum allowed density, the City proposes Program 2.3, to adjust development regulations to facilitate a variety of housing types consistent with the LUE.

Height

In Long Beach, the maximum building height ranges from two stories in the low-density R-1 zone to five stories in the R-4-U zone. High rises are allowed in the core of Downtown PD-30 and along the Downtown Shoreline in PD-5 and PD-6. The R-4-H zone offers a height incentive up to 24 additional stories if certain lot width and height standards are met.

Additionally, the existing zoning districts which allow mixed-use development (CNR, CCR and CCN) only allow a maximum 44 units/acre and three stories in the densest of the three zoning districts, CCN.

While the regulations allow a variety of heights, much of the city is currently zoned for a 2-story height limit, which impacts developmental feasibility of medium and higher density residential product types. Additionally, though the LUE provides more height flexibility by PlaceType, as noted above, the LUE imposes additional height limitations on much of the city despite higher maximum height allowances outlined for each PlaceType. For example, the Neighborhood-Serving Center or Corridor – Moderate (NSC-M) PlaceType allows for a maximum of 7 stories, but much of the area covered under this PlaceType is restricted to 3-4-5 stories per the LUE Height Limits map.

The new UPLAN mixed-use zones allow up to 4 stories, and 60 feet in the RMU4-A and MU3-A Zones. Combined with reduced parking requirements, this additional height can help ensure development feasibility in the UPLAN area.

Lot Coverage

Maximum lot coverage standards vary from "none" in some residential zones, to 40% in the R-1-L and R-2-L zones, and no maximum in R-3 and R-4 zones.

When considered alone height and lot coverage standards don't seem overly restrictive. However, when combined, current standards substantially limit the achievement of maximum allowed height and density in the zone, and this impacts ability of the City to achieve housing development goals. The principal issue encountered when meeting all three of these standards is inefficient site utilization.

To address this, the City proposes Program 2.3, to adjust development regulations to facilitate a variety of housing types consistent with the LUE.

Table D-9: Housing Types by Residential Zone

	R-1	R-2	R-3	R-4	RM	CNR	CCR	CCN	CHW
Single-Family Detached	P	P	P1	P	P	P	P	P	X
Single-Family Attached	P[2]	P	P	P	X	P	P	P	X
Duplex (2 units)	P[2]	P	P	P	X	P	P	P	X
Three-Family Dwelling	X	P[3]	P1	P	X	P	P	P	X
Four-Family Dwelling	X	X	P1	P	X	P	P	P	X
Multi-Family (5 or more)	X	X	X	P	X	P	P	P	X
Townhouse	X	P[3]	P	P	X	P	P	P	X
Manufactured Home	P	P[4]	X	X	P	P	P	P	X
Mobile Home Park	C	C	C	C	C	X	X	X	X
Secondary Units	A	X	X	X	X	X	X	X	X
Small Group Home	P	P	P	P	P	P	P	P	X
Special Group Residence[5]	X	X	X	C	X	X	C	C	C
Transitional Housing	P	P	P	P	P	X	X	X	X
Supportive Housing	P	P	P	P	P	X	X	X	X
Shelters	X	X	X	X	X	X	C	C	X

P = Permitted C = Conditionally Permitted A = Permitted Accessory Use (by right) X = Not Permitted

Notes:

1 Except the R-3-T zone

2 Except the R-1-S, R-1-M, R-1-N, and R-1-L zones

3 Except the R-2-S, R-2-I, R-2-N, and R-2-L zones

4 Except the R-2-A zone

5 Special Group Residence includes residential care facilities, convalescent hospital, senior housing, housing for persons with disabilities, halfway housing, and communal housing.

Source: Municipal Code, City of Long Beach

Table D-10: UPLAN Residential Uses by Zone

Use	Residential Mixed-Use Zones		Residential Mixed-Use Zones (A Series)		Mixed-Use Zones			Mixed-Use Zones (A Series)		
	RMU3	RMU4	RMU3-A	RMU4-A	MU-1	MU-2	MU-3	MU-1-A	MU-2-A	MU-3-A
Single-Family Detached	N	N	N	N	N	N	N	N	N	N
Accessory Dwelling Unit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Live/Work Units	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Multi-Family[1]	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Senior and/or Handicapped Housing	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Group Home (1-6 Persons)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Special Group Residence	N	N	N	N	C	C	C	C	C	C
Emergency Shelter	C	C	N	C	C	C	C	C	C	C
Transitional Housing	Y	Y	Y	Y	NL	NL	NL	NL	NL	NL
Supporting Housing	Y	Y	Y	Y	NL	NL	NL	NL	NL	NL

Note:

1. Residential development shall be limited to attached configurations (rowhomes, townhomes) and detached courtyard-style multifamily development such as bungalows; single-family detached houses are prohibited.

Y – Yes, the use is permitted

N – No, the use is not permitted

C – Conditional use permit required

N/L – Is not listed in the use table for this zone; the Zoning Administrator has the authority to interpret the use as allowed given it is similar to the use listed for RMU zones, but this will be clarified in a future update through UPLAN Phase 2 zoning code updates (see Action 2.3.4)

Source: City of Long Beach, Title 22 (Uplan Zoning Code)

D. Provisions for a Variety of Housing

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments. This includes single and multi-family housing, factory-built housing, mobile homes, emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units, among others. **Table D-9** summarizes the housing types permitted within Long Beach's primary residential zone districts. **Table D-10** lists the permit requirements for residential uses in the City's UPLAN area. An analysis of these uses follows **Table D-10**.

In addition to single-family residential opportunities, the following housing types are available for all economic segments of the community, including lower income residents, seniors, students, homeless people, and other residents of the City.

D.1 Multi-Family

Multi-family housing comprises approximately half of the City's housing stock. The City's Zoning Code sub-categorizes multi-family housing units into duplexes, three-family dwellings, four-family dwellings, and multi-family dwellings with five or more units. Duplexes, triplexes, townhomes, and four-family dwellings are allowed in R-2, R-3, and R-4 zones. Multi-family dwellings with five or more units are permitted in the R-4 zones. Additionally, residential uses are allowed in the CNR, CCR, and CCN districts.

Outside of Downtown and the UPLAN area, additional standards for multi-family residential uses are restrictive, limiting output of multi-family projects. For example, the Code requires 20-to-40-foot rear and side stepbacks on the upper floors of buildings on lots in the highest density residential zoning district (R-4) if they abut any lower density zoning district. While this type of development standard can help with neighborhood compatibility and break down the massing of structure, the 40-foot requirement has the effect of reducing the overall development potential on a site. This combined with other use requirements such as the courtyard standard requirements, can make higher density multi-family developments difficult to design and potentially infeasible to build. These limitations are compounded by the other constraints imposed by development standards for each zone, mentioned in Section C, such as height, density, parking, and lot coverage.

D.2 Mixed-Use Development

Housing can be developed in mixed-use commercial zones, provided it complies with the specified density and development standards. Single-family detached, single-family attached, duplexes, three-family dwellings, four-family dwellings, multi-family, townhouses, manufactured homes, and small group homes are allowed in CNR, CCR, and CCN zones. Special group residences are allowed by CUP in CCR, CCN, and CHW zones.

The current zoning regulations for multi-family (above) combined with the limited number of zones which allow mixed-use, reduce the ability to build mixed-use projects; however, the new LUE opens up more of the City to residential development by allowing residential uses in most of the PlaceType designations except those strictly reserved for commercial and industrial uses.

The recently adopted UPLAN code further promotes mixed-use development consistent with the new LUE, creating new Residential Mixed Use 3 (RMU3 and RMU3 A-series), Residential Mixed Use 4 (RMU4 and RMU4 A-series), Mixed Use 1 (MU1 and MU1 A-series), Mixed Use 2 (MU2 and MU2 A-series), and Mixed Use 3 (MU3 and MU3 A-series) zones. While these zones do require active ground floor uses, lobbies, common areas, and units with porches, patios, and stoops can satisfy this requirement. Other ground floor design requirements, such as entrance and windows are not overly restrictive.

D.3 Accessory Dwelling Units (ADUs)

ADUs are permitted in all zoning districts which allow residential uses. ADUs are not allowed in zones that do not allow residential uses, even if a nonconforming residential use is present. The Zoning Code permits ADUs, provided the following:

- The unit cannot exceed 50% of the primary dwelling's floor area or 800 square feet, whichever is more, up to a limit of 850 square feet for 0-1 bedroom, and 1,000 square feet for 2 or more bedrooms; and
- The unit is subject to minimum housing code compliance and the principal unit must be brought into compliance before occupancy of the secondary unit is allowed.

The existing regulations for ADUs are not compliant with state law and will need to be updated. (see Program 1.7)

D.4 Single-Room Occupancy

Single-Room Occupancy (SRO) units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors, and persons with disabilities. An SRO unit is usually small, between 80 and 250 square feet. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people.

In 2015, the City adopted an ordinance to include SROs as a Special Group Residence. SROs are limited to occupancy by two persons per unit and shall have on-site management. Conditions for approval are similar to those required for other special group residence uses in the same zone.

D.5 Mobile/Manufactured

Mobile and manufactured homes make up an important contribution to the housing stock, especially regarding housing choice and affordability, in the City of Long Beach. According to the Department of Finance, the City had 2,346 mobile homes in 2019. The RM district allows for mobile home parks. In addition, mobile home parks are conditionally permitted in all residential zones provided that the specified requirements are met.

Manufactured or modular housing placed on a permanent foundation is explicitly permitted in the R-1, R-2 (except R-2-A), and RM zones. Mobile/manufactured homes and mobile parks have must also comply with supplemental regulations related to density, parking, recreation areas, and setbacks.

D.6 Emergency Shelter/Low Barrier Navigation Centers

Senate Bill No. 2 (2007) amended Sections 65582, 65583, and 65589.5 of the Government Code relating to local planning. This bill added emergency shelters to these provisions and required that the Housing Element identify zones in the City where emergency shelters are allowed as a permitted use without a Conditional Use Permit. State law defines an emergency shelter as a means of housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

In 2020, the City adopted several new regulations to create a new umbrella term, 'Interim Housing,' that encompasses a range of temporary housing including, but not limited to, emergency shelters, transitional housing, bridge housing, and supportive services such as safe parking sites. These regulations allow for emergency shelters in more areas, including by-right in multiple industrial zones and a commercial zone, as well as with a CUP in other commercial, residential, and institutional zones. As a result, emergency shelters are now allowed either by right or with an entitlement in every council district in Long Beach across more than 2,500 acres, which is a large proportion of the City's acreage. Though properties that make up the 2,500 acres vary greatly in size, they include many large sites, and as described in Appendix C, the City's commercial vacancy rates for some sub-markets, such as suburban market shopping malls, are as high as 50% compared to just 9% in LA, representing significant opportunity for redevelopment. These sites are generally well served by public transit, particularly those along commercial corridors many of which are state -designated high quality transit corridors. Sites are spread throughout the city and the majority of Long Beach is designated by the state as within a high quality transit area. Maps showing the full list of eligible zones that allow various interim housing uses can be found here. Additionally, as the City undertakes systematic zoning code updates such as through UPLAN, shelters are being allowed in more locations including in all parcels that have been rezoned through UPLAN Phase 1 zoning that was adopted in late 2020. In addition to the City's Multi-Service Center for the homeless in West Long Beach, the newly opened Atlantic Farms (2020) is a permanent shelter available in addition the seasonal winter shelter. An analysis of the parcels within areas that now permit emergency shelters provides estimates for the typical parcel size and most common existing uses for said properties, as shown in **Table D-11**. The most common use categories included low-density and single-family residential, retail commercial stores, light manufacturing and warehousing, and government facilities. Of the 5,800 parcels allow for shelters, the parcels average 32,085 square feet in size, which is .75 acres in size and much larger than the average City parcel size. Additionally, parcel data shows how many of the existing uses are either vacant with low improvement values (approximately 260 acres), religious facilities that could partner with City departments to provide shelter opportunities (93 acres), or government facilities that could be converted or co-located with shelters (483 acres). In sum, the analysis shows there are a multitude of opportunity sites throughout the City. With the recent code updates, emergency shelters are now allowed in a variety of zones and locations appropriate for human habitability, including in multi-family residential, commercial, and institutional zones found throughout the City, as shown on the following figure. Given the zones where shelters are permitted, some of the largest and most opportune sites in the city are available for siting an emergency shelter.

Table D-11: Parcels Eligible for Emergency Shelter Use

Use	Number of Parcels	Total Acreage	Average Improvement to Land Value
Government Owned Property	70	390.66	0.00
Utility Owned Property	49	88.36	0.00
Utility Owned Property - Lift Desk Section Only	10	35.62	0.00
Government Owned Property - Vacant Land	10	27.02	0.00
Government Owned Property -Wireless Communication Tower	3	24.67	0.00
Commercial - Shopping Center (Regional)	2	20.72	0.00
Government Owned Property - Government Property And Possessory Interest	2	18.90	0.00
Industrial - Mineral Processing, Petroleum Refinery, Chemical Plant	1	17.22	0.00
(blank)	7	16.69	0.00
Industrial - Mineral Processing, Vacant Property	2	9.61	0.00
Government Owned Property - Rapid Transit, Bus, Etc.	2	8.74	0.00

Table D-11: Parcels Eligible for Emergency Shelter Use

Use	Number of Parcels	Total Acreage	Average Improvement to Land Value
Commercial - Parking Lot, Lift Desk Section ONLY	1	5.68	0.00
Government Owned Property - Police And Fire Station	2	5.28	0.00
Government Owned Property - Other Improvements Only	1	4.03	0.00
Government Owned Property - Dump Site, Vacant Land	1	3.84	0.00
Flood Control Drainage	4	1.64	0.00
Residential - Four Units, Vacant Land	7	0.66	0.00
Commercial - Service Station, Full Service, Lift Desk Section ONLY	1	0.45	0.00
Commercial - Store, Lift Desk Section ONLY	1	0.30	0.00
Industrial - Open Storage, Trucking Company, Terminal, Lift Desk Section ONLY	1	0.30	0.00
Residential - Duplex, Vacant Land	1	0.14	0.00
Irrigated Farm	1	0.14	0.00

Table D-11: Parcels Eligible for Emergency Shelter Use

Use	Number of Parcels	Total Acreage	Average Improvement to Land Value
Institutional - Church, Vacant Land	1	0.12	0.00
Industrial - Open Storage, Wireless Communications Tower	1	0.10	0.00
Commercial - Parking Lot, Vacant Property	1	0.07	0.00
Industrial - Heavy Manufacturing, Wireless Communications Tower	1	0.03	0.00
Residential - Single Family, Vacant Parcel That Has Improvement Value Due To Other Improvements	2	0.02	0.00
Government Owned Property - Vacant Parcel That Has Improvement Value Due To Other Improvements	1	0.01	0.00
Irrigated Farm - Dairy	3	9.46	0.00
Commercial - Vacant Parcel That Has Improvement Value Due To Other Improvements	2	0.33	0.00

Table D-11: Parcels Eligible for Emergency Shelter Use

Use	Number of Parcels	Total Acreage	Average Improvement to Land Value
Industrial - Wireless Communications Tower, Vacant Property	2	3.93	0.01
Commercial - Vacant Land	84	18.59	0.02
Industrial - Vacant Parcel That Has Improvement Value Due To Other Improvements	33	7.38	0.02
Industrial - Parking Lot, Vacant Parcel That Has Improvement Value Due To Other Improvements	1	0.07	0.03
Industrial - Mineral Processing, Cement, Rock & Gravel Plant	1	1.34	0.03
Industrial - Mineral Processing	1	55.92	0.04
Industrial - Parking Lot, Industrial Use	145	50.47	0.05
Commercial - Parking Lots, Commercial Parking	1	0.13	0.05
Industrial - Open Storage	20	17.47	0.06
Industrial - Vacant Land	189	125.77	0.07

Table D-11: Parcels Eligible for Emergency Shelter Use

Use	Number of Parcels	Total Acreage	Average Improvement to Land Value
Residential - Duplex, Other Improvements Only	1	0.06	0.10
Residential - Vacant Land	33	20.94	0.11
Commercial - Parking Lot, Commercial Use	117	21.49	0.13
Recreational - Golf Course, Vacant Parcel That Has Improvement Value Due To Other Improvements	3	41.45	0.14
Industrial - Open Storage, Trucking Company, Terminal	3	6.31	0.15
Commercial - Service Station, Car Wash, Convenience Store	1	0.78	0.17
Commercial - Bank, Savings & Loan	3	1.26	0.18
Industrial - Open Storage, Contractor Storage Yard	6	2.75	0.18
Industrial - Miscellaneous Industrial	7	4.56	0.30
Residential - Manufactured Homes, Multiple Residence, No Permanent Foundation	1	0.10	0.31

Table D-11: Parcels Eligible for Emergency Shelter Use

Use	Number of Parcels	Total Acreage	Average Improvement to Land Value
Commercial - Animal Kennel	5	0.63	0.34
Commercial - Parking Lot, Wireless Communication Tower	2	0.34	0.37
Residential - Single Family, Guest House	1	0.13	0.38
Residential - Five Or More Apartments Or Units, Pool And Misc.	1	1.47	0.39
Commercial - Service Station, Self Service, Convenience Store	1	0.43	0.41
Residential - Single Family, Spa	2	1.21	0.41
Commercial - Hotel And Motel, Motel 50 Rooms And Over	2	1.59	0.48
Recreational - Golf Course	3	126.95	0.49
Commercial - Auto, Car Wash Only, Self Service Type	10	3.62	0.54
Commercial - Professional Building, Veterinary Hospital, Clinic	7	2.39	0.55
Residential - Single Family	437	44.13	0.56

Table D-11: Parcels Eligible for Emergency Shelter Use

Use	Number of Parcels	Total Acreage	Average Improvement to Land Value
Commercial - Auto, Used Car Sales And Service	4	1.50	0.56
Commercial - Service Station	12	4.22	0.61
Commercial - Parking Structures - Patron Or Employee, Five Stories	1	0.50	0.68
Commercial - Auto, Recreation Equipment, Construction Equipment Sales And Service	94	45.35	0.74
Residential - Duplex	163	18.95	0.77
Commercial - Service Station, Self Service	7	3.86	0.79
Commercial - Professional Building, Condominiums	3	0.90	0.84
Commercial - Store Combination With Office	24	6.68	0.85
Commercial - Service/Repair Shop, Laundry	32	10.25	0.86
Commercial - Supermarket, 12,000 SF Or More	5	15.68	0.87
Commercial - Professional Building, Medical Dental Building, Two Stories	4	3.08	0.87

Table D-11: Parcels Eligible for Emergency Shelter Use

Use	Number of Parcels	Total Acreage	Average Improvement to Land Value
Commercial - Restaurant, Cocktail Lounge, Fast Food-Auto Oriented	10	5.89	0.87
Residential - Single Family, Pool and Misc.	1	0.14	0.88
Commercial	3	1.89	0.88
Commercial - Hotel And Motel, Motel 50 Rooms And Over, Two Stories	1	1.47	0.88
Commercial - Store	191	58.35	0.88
Institutional - Church, Church Parking Lot	7	2.63	0.90
Residential - Single Family, Other Improvements Only	67	29.82	0.91
Miscellaneous - Privately Owned Property	1	0.19	0.91
Institutional - Senior Day Care Center	1	0.29	0.94
Residential - Single Family, Pool	3	0.41	0.94
Industrial - Light Manufacturing, Wireless Communications Tower	3	3.38	0.96

Table D-11: Parcels Eligible for Emergency Shelter Use

Use	Number of Parcels	Total Acreage	Average Improvement to Land Value
Commercial - Wireless Communication Tower, Single Story	1	0.56	0.96
Industrial - Warehousing, Distribution, 25,000 to 50,000 SF	17	35.43	0.97
Commercial - Office Building, 2 Stories	3	0.60	0.98
Residential - Duplex, Pool	1	0.12	1.00
Commercial - Office Building, Office And Residential	16	2.08	1.00
Commercial - Discount Department Store	1	7.84	1.00
Industrial - Light Manufacturing	601	281.79	1.02
Commercial - Hotel And Motel, Motel Under 50 Rooms, Two Stories	3	1.36	1.03
Residential - Three Units	99	13.30	1.05
Commercial - Hotel And Motel, Motel Under 50 Rooms	21	7.25	1.09
Industrial - Food Processing Plant	14	7.08	1.10
Residential - Rooming/ Boarding House	2	0.34	1.12

Table D-11: Parcels Eligible for Emergency Shelter Use

Use	Number of Parcels	Total Acreage	Average Improvement to Land Value
Commercial - Office Building	97	45.01	1.14
Commercial - Restaurant, Cocktail Lounge	48	11.78	1.15
Commercial - Farm And Construction Equipment Sales And Service	3	9.04	1.15
Industrial - Warehousing, Distribution, 10,000 to 24,999 SF	29	23.38	1.16
Commercial - Small Food Store, Less Than 6,000 SF	7	1.00	1.21
Industrial - Warehousing, Distribution, Storage	119	104.38	1.22
Residential - Four Units	232	29.87	1.22
Residential - Five Units, Five Stories, Pool	1	3.52	1.22
Commercial - Store And Residential Combination	196	28.21	1.25
Commercial - Department Store, Building Supplies	1	0.41	1.28
Commercial - Hotel And Motel, Hotel Under 50 Rooms, Two Stories	1	0.16	1.36

Table D-11: Parcels Eligible for Emergency Shelter Use

Use	Number of Parcels	Total Acreage	Average Improvement to Land Value
Commercial - Professional Building, Medical Dental Building	26	6.08	1.36
Commercial - Store And Residential Combination, Two Stories	5	0.79	1.39
Industrial - Heavy Manufacturing	17	70.80	1.41
Commercial - Office Building, Wireless Communication Tower	1	0.31	1.44
Residential - Single Family, Townhouse Format Condominium	50	20.30	1.46
Residential - Condominium Conversion	589	693.48	1.50
Residential - Condomiunium	892	770.32	1.54
Commercial - Shopping Center (Neighborhood, Community)	8	23.21	1.54
Institutional - School (Private)	18	36.61	1.56
Industrial - Storage, Public Storage - Mini Warehouse, Two Stories	1	4.29	1.60

Table D-11: Parcels Eligible for Emergency Shelter Use

Use	Number of Parcels	Total Acreage	Average Improvement to Land Value
Industrial - Warehousing, Distribution, Under 10,000 SF, Condominium	20	15.74	1.72
Commercial - Nursery Or Greenhouse	3	6.20	1.73
Industrial - Storage, Public Storage, Public Storage - Mini Warehouse, Two Stories	1	0.98	1.73
Industrial - Storage, Public Storage, Wireless Communications Tower	3	4.10	1.74
Commercial - Loft-Type Office Building	2	0.35	1.79
Residential - Own-Your-Own	67	19.17	1.82
Industrial - Warehousing, Distribution, Over 50,000 SF	10	70.35	1.82
Industrial - Storage, Public Storage - Mini Warehouse	10	25.43	1.83
Industrial - Light Manufacturing, Condominium	4	9.06	1.85
Residential - Four Units, Pool	3	0.41	1.90
Unknown	1	1.56	1.91

Table D-11: Parcels Eligible for Emergency Shelter Use

Use	Number of Parcels	Total Acreage	Average Improvement to Land Value
Residential - Five Or More Apartments Or Units	371	79.54	1.92
Institutional - Church, Two Stories	2	5.15	1.98
Industrial - Food Processing Plant, Other	6	2.75	1.99
Commercial - Auto Service Centers, No Gasoline	4	2.55	2.00
Commercial - Office Building, Office And Residential, Two Stories	2	0.29	2.09
Residential - Four Units, Own-Your-Own	1	0.08	2.14
Commercial - Hotel And Motel, Hotel 50 Rooms And Over, Two Stories	1	0.10	2.23
Commercial - Auto, New Car Sales And Service	5	15.89	2.34
Commercial - Restaurant, Cocktail Lounge, Fast Food-Walk Up	10	3.06	2.46
Recreational - Club, Lodge Hall, Fraternal Organization	6	8.73	2.55
Industrial - Storage, Public Storage - Mini Warehouse, Wireless Communications Tower	1	6.88	2.62
Commercial - Professional Building	16	3.26	2.65
Institutional - Homes For Aged & Others	15	11.74	2.70
Residential - Five Or More Apartments Or Units, Pool	31	45.98	2.88
Institutional - Church	81	80.31	2.90
Residential - Five Units, Vacant Land	2	1.49	2.93
Institutional - Hospital, Convalescent Hospital, Nursing Home	7	7.44	3.14
Institutional - Church, Wireless Communications Tower	8	5.42	3.58
Industrial - Warehousing, Distribution Under 10,000 SF	2	0.78	4.16
Residential - Five Units, Wireless Communication Tower	1	0.48	4.23

Table D-11: Parcels Eligible for Emergency Shelter Use

Use	Number of Parcels	Total Acreage	Average Improvement to Land Value
Institutional - Homes For Aged & Others, Two Stories	1	0.62	4.95
Residential - Five Units, Five Stories	1	1.34	5.25
Commercial - Office Building Condominium	5	1.78	5.54
Institutional - Hospital	11	29.91	5.63
Institutional - Hospital, Convalescent Hospital, Nursing Home, Wireless Communication Tower	2	3.97	6.81
Commercial - Parking Structures - Patron Or Employee, Three Stories	1	0.14	7.33
Institutional - Cemetery, Mausoleum	7	84.96	9.43
Commercial - Office Building, 6 Through 13 Stories	1	0.87	9.74
Recreational - Athletic And Amusement Facility, Gymnasium, Health Spa, Three Stories	1	0.35	11.22
Commercial - Parking Structures - Patron Or Employee	4	2.38	19.12

Table D-11: Parcels Eligible for Emergency Shelter Useinued)

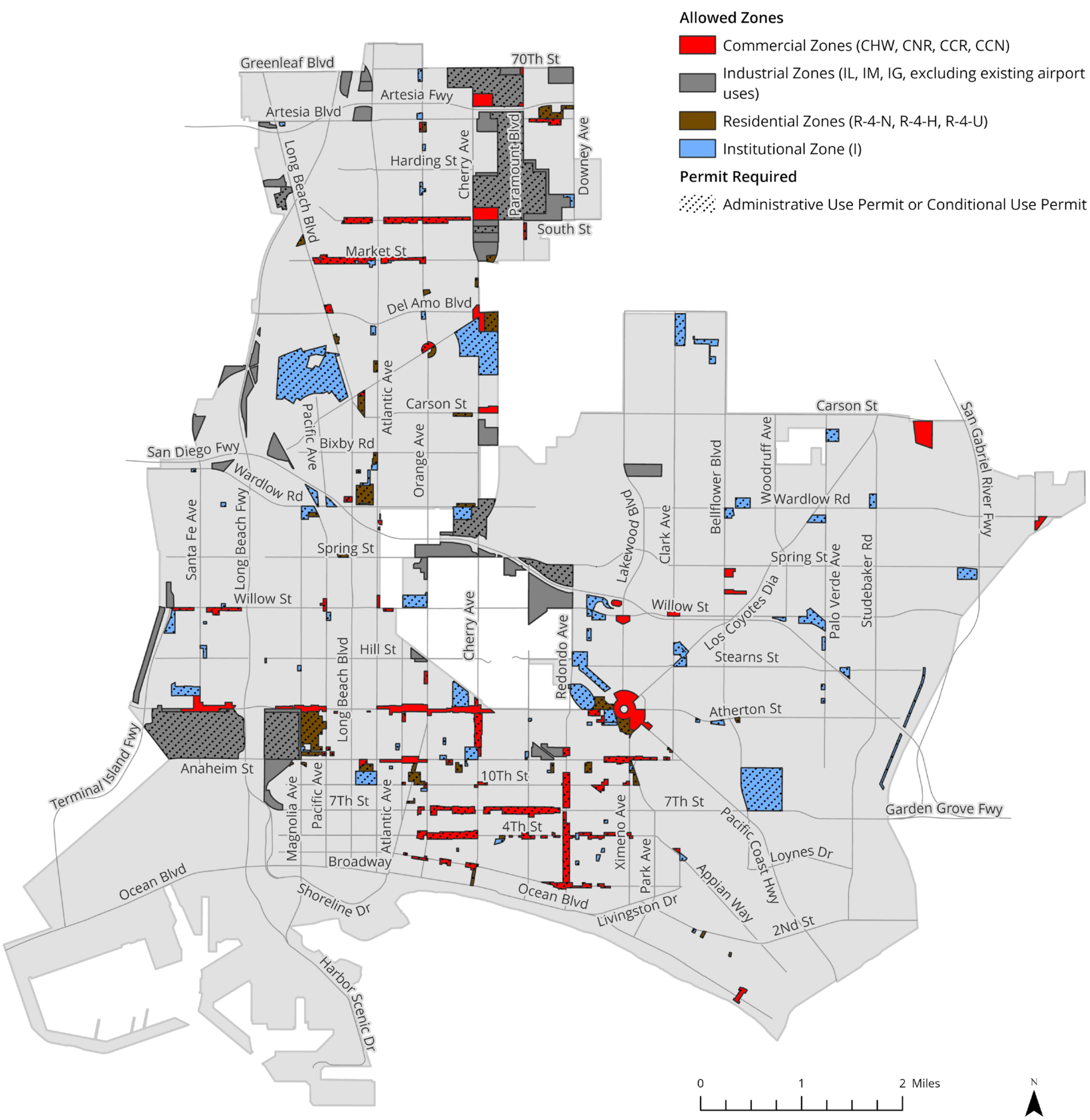
Use	Number of Parcels	Total Acreage	Average Improvement to Land Value
Commercial - Professional Building, Medical Dental Building, Six Through Thirteen Stories	1	1.30	29.06
Grand Total	5,802	4,273.55	1.17

The Continuum of Care Program, Program 4.1 in the Housing Plan section of the Element discusses the services and facilities available at Century Villages at Cabrillo (CVC) and the City's Health and Human Services Multi-Service Center (MSC). CVC and the MSC are connected along Santa Fe Avenue via a north/south bus connection. Bus shelters and bus benches are found along Pacific Coast Highway, Santa Fe Avenue, and Anaheim Street. According to the City's Press Release # 100120, since 2015, the City of Long Beach has housed more than 5,000 individuals experiencing homelessness, with an average of 1,000 individuals annually.

The CVC, located nearby in PD-31, is a collaborative partnership of over a dozen agencies, providing housing and social services program for homeless people, children, and families. Built on a former naval housing site, new housing here ranges from emergency and transitional shelters to permanent-affordable housing for singles, families, Native Americans and veterans. Additionally, support services include childcare, employment counseling, mental health, and medical care. They also have a program to help homeless children re-integrate into the public school system in Long Beach. In 2019, the CVC served over 2,100 residents in a variety of emergency, transitional, and permanent housing settings, including over 500 children and over 1,000 veterans. Since 1997, the Multi-Service Center, a collaborative partnership between the City of Long Beach, the Port of Long Beach, and twelve public and private partner agencies has been located at 1301-1327 W. 12th Street. Services at the Center include: showers, laundry, mail, medical clinic, employment assistance, case management, and shelter and housing placement assistance. The MSC serves almost 13,000 client visits every year.

Figure D-3: Interim Housing Zoning Code Update
Zones Allowing Emergency Shelters

Note that Institutional Zone area developed with an existing public school not shown.



T:\DevelopmentServices\Planning\Homeless_Services\Project_Files\Zoning_Code_Modification

In October 2020, the City opened the Atlantic Farms Bridge Housing Community (ABC) at 6841-6845 Atlantic Ave. in North Long Beach- the first of a two-phase project that will include a state-of-the-art campus for housing, services, and a variety of supportive housing targeting individuals experiencing, or at risk of experiencing, homelessness. According to the City's press release, "the village-style development will help address a critical gap in the City's Continuum of Care and offer a safe place and supportive resources for individuals experiencing homelessness." The 2.28-acre adult community contains dormitory style units with a total capacity of 125, with a temporary limit of 100 persons due to Covid-19. ABC is The site is operated by the non-profit organization, Volunteers of America, Los Angeles (VOALA). Access to the site will be provided through the Multi-Service Center (1301 W. 12th St.) or through outreach services.

The Atlantic Farms Bridge Housing Community is a low-barrier facility designed to allow people access whenever they are ready for support. The campus will operate 24 hours a day, seven days a week, year-round. It features:

- Intake, security and COVID-19 health screening space.
- Spacious common areas, including:
  - A kitchen
  - A dining room
  - A lounge
  - Laundry facilities
- Gender-specific and gender-neutral restrooms and showers.
- Case management/service connection offices.
- A family respite room (for emergency overnight use).
- Several outdoor amenities, including:
  - A dining area
  - A dog run and pet relief area
  - Charging station
  - Storage and parking

Additionally, throughout the COVID-19 pandemic, the City has operated four temporary shelters offering a variety of necessities and services, including medical and mental health assessments and resources, and transportation for essential errands such as medical appointments, pharmacy and laundromats. There are nearly 250 guests currently residing at the City's shelters, which are providing a safe place for those most in need during this unprecedented public health crisis. The City has also instituted a number of new measures to protect persons experiencing homelessness from COVID-19, including installing soap dispensers, handwashing stations or hand sanitizer stations at strategic locations throughout the city, distributing sanitation kits, and conducting outreach in the community.

D.7 Transitional Housing and Supportive Housing

In compliance with Chapter 633 of Statutes 2007 (SB 2), jurisdictions are required to consider and treat transitional and supportive housing as residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Section 50675.2(h) of Health and Safety Code defines transitional housing as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Section 50675.14(b) of Health and Safety Code defines supportive housing as housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The City of Long Beach continues to support the conversion of surplus naval property to one of transitional housing facilities for homeless persons. The Century Villages at Cabrillo (CVC), as mentioned above, provides over 300 beds of transitional housing and services for men, women, and unaccompanied youth. The City of Long Beach regulates transitional and supportive housing as a residential use in the same manner as similar uses in the same zone, as:

- Residential Care Facilities – if they meet the State definition under the Lanterman Disability Services Act;
- Dwelling Units – if they meet the California Building Code definition of a dwelling unit; or
- Special Group Residence – if they do not meet either of the above definitions.

In 2013, the City codified a Zoning Administrator Interpretation to ensure that transitional and supportive housing is regulated as a residential use and subject to the same conditions for similar uses in the same zone.

In 2020, the City adopted several new regulations to create a new umbrella term, 'Interim Housing,' that encompasses a range of temporary housing including, but not limited to, emergency shelters, transitional and supportive housing. The City also adopted 12 new Title 22 (UPLAN) zoning districts in 2020 as the first new regulations to implement the 2019 Land Use Element update. These zones were developed simultaneous to the interim housing update, and although transitional and supportive housing is clearly allowed by-right in some of the UPLAN zoning districts, those uses are not listed in the use table for other UPLAN mixed-use districts. The intention was to allow these uses by-right in all districts. The UPLAN zoning districts will be expanded in 2022, and as outlined in Action 2.3.4, staff will analyze whether any amendments need to be made to clarify that these uses are allowed in all mixed-use zones in order to ensure clarify and consistency as needed.

D.8 Farmworker/Workforce Housing

California Health and Safety Code Sections 17021.5 and 17021.6 requires agricultural employee (farmworker) housing for six or fewer persons to be permitted by-right in single-family zones and by right for 12 units or 36 beds in agricultural zones. Since the City does not have an agricultural zoning district, the City must only allow farmworker employee housing for six or fewer persons by right in single-family zones.

The City does not currently have specific zoning regulations for farmworker housing.

See program 2.5 regarding workforce housing.

E. Residential Care Facilities

The Long Beach Zoning Code defines residential care facility as "any family home, group care facility or similar facility as determined by the Director of the State Department of Social Services. A residential care facility provides twenty-four (24) hour non-medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Residential care facility includes board and care facilities, halfway houses, housing for wards of the juvenile court and the like."

Residential care facilities are included under special group residences and are allowed in R4, CCR, CCN, and CHW districts with a Conditional Use Permit. Residential Care facilities for 7 or more persons is allowed with a Conditional Use Permit in the CCR and CCN Zones.

In Long Beach, a "Group home" means any residential care facility for six (6) or fewer persons who are mentally disordered or otherwise handicapped or supervised. A group home must be licensed by the State under the provisions of Chapter 2 (commencing with Section 1400) of Division 2 of the Health and Safety Code. Group home does not include any facility for wards of the juvenile court. The definition of "Single-Family" includes group homes, and therefore residential care facilities for six or fewer persons are allowed in any location where single-family units are allowed, with the same development standards, permit requirements, and parking requirements Based on an analysis of the use code (Conditional Use Permit required) and parking requirements for residential and congregate care facilities for more than 6 persons, the City has determined these regulations may pose constraints. The City added Action 2.3.2 to evaluate these is existing constraints and amend the Code to regulate use and parking for large residential care facilities (more than 6 persons) in residential zones the same as other similar uses in the zone.

E.1 Housing for Persons with Disabilities

The City recognizes the need for housing for persons with disabilities (including developmental disabilities). The City facilitates the development of housing for persons with disabilities via provisions for special group residences and group homes, depending on the size.

» **Small Group Care Facilities**. Facilities serving six or fewer persons are regulated under a "group home", as defined above. In compliance with the Lanterman Developmental Disabilities Services Act, the City of Long Beach permits the siting of State-licensed small group homes serving six or fewer persons by right in all residential zones.

» **Special Group Residences.** The Zoning Code defines special group residences to include (but not be limited to): residential care facilities, convalescent hospitals, senior citizen housing, housing for persons with disabilities, halfway houses, and communal housing. Special group residences are allowed in R4, CCR, CCN, and CHW districts with a Conditional Use Permit.

Social services in support of housing for persons with disabilities are classified in the Zoning Code as Institutional uses. Social services with food distribution are allowed with a Conditional Use Permit in the CNA, CHW, and CCN Zones. Social services without food distribution are permitted in the CNP, CNA, CNR, CCA, CCP, and CCR zones with an Administrative Use Permit and the CCN and CHW zones by right.

The City of Long Beach encourages the development of special group residences as noted below:

» Special group residences are eligible for a density bonus incentive of up to 100% above the density allowed in the underlying zone district. In a non-residential zone, density shall be limited to one unit per 200 square feet of lot area, which translates into a density of approximately 217 units per acre.

» Handicapped housing, senior housing, and congregate care facilities that are low rent have a reduced parking requirement of only one parking space per two bedrooms. Residential care facilities require only one space per bedroom.

» Over concentration of uses is prevented by Code Section 21.52.271, requiring 1 ½ mile distance between special group uses.

The City contains several housing and supportive uses, including 14 privately owned housing complexes for elderly or non-elderly persons with disabilities.

Definition of Family

In 2015, the City of Long Beach revised the definition of family to "two or more persons that occupy a dwelling unit and live together as a single housekeeping unit. A family has established ties and familiarity with each other; jointly uses common areas, interacts with each other, shares meals, household activities and chores, expenses and responsibilities. Membership in a family is fairly stable as opposed to transient. Family members have some control over who becomes a member of the family, and the residential activities of the family are conducted on a non-profit basis. Typically, each member of a family has access to all parts of the dwelling unit and the members of the family have close social, economic, and psychological commitments to one another."

The definition of family does not present a constraint to housing for persons with disabilities.

Building Code

The City adopted the 2019 California Building Code, effective on January 1, 2020. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Building Code is reviewed and enforced by the Building Division of the Development Services Department as a part of the building permit submittal.

Planning/Processing Fees

Group homes are permitted by right and no permit fees are required. Special group care facilities (for more than six persons) require a CUP and a processing fee. However, given the number of large residential care facilities located in the City, the City's processing fee is not seen as a constraint to the development of housing for persons with disabilities.

Reasonable Accommodation

It is the policy of the City, pursuant to the Federal Fair Housing Amendments Act of 1988, to provide people with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The City has adopted specific procedures in the Zoning Code (Chapter 21.25, Division XIII) for processing reasonable accommodation requests.

In order to make specific housing available to persons with disabilities, a disabled person or representative may request reasonable accommodation relating to the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City. If an individual needs assistance in making the request for reasonable accommodation, or appealing a determination regarding reasonable accommodation, the Development Services Department will provide the assistance necessary to ensure that the process is accessible to the applicant or representative. The applicant is entitled to be represented at all stages of the proceeding by a person designated by the applicant.

A request for reasonable accommodation in laws, rules, policies, practices and/or procedures may be filed on an application form provided by the Development Services Department at any time that the accommodation may be necessary to ensure equal access to housing.

When a request for reasonable accommodation is filed with the Development Services Department, it will be referred to the Zoning Administrator or Building Official for review and consideration. The Zoning Administrator or Building Official will issue a written determination within 30 days and may (1) grant the accommodation request; (2) grant the accommodation request subject to specified nondiscriminatory conditions; or (3) deny the request. All written determinations will give notice of the right to appeal and the right to request reasonable accommodation on the appeals process, if necessary.

The following findings must be analyzed, made, and adopted before any action is taken to approve or deny a request for reasonable accommodation:

- ◊ The housing will be used by an individual protected under the Fair Housing Act.
- ◊ The request is necessary to make the housing available to an individual protected under the Fair Housing Act.
- ◊ The requested accommodation will not impose an undue financial or administrative burden on the City.
- ◊ The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies and/or procedures of the City.
- ◊ For housing located in the coastal zone, a request for reasonable accommodation will be approved by the City if it is also consistent with the certified Local Coastal Program (LCP). Where a request is not consistent with the LCP, the City may waive compliance if the City finds:
  - The requested accommodation is consistent, to the maximum extent feasible, with the LCP; and,
  - There are no feasible alternative means for providing an accommodation at the property that would provide greater consistency with the LCP.

The City defines a group home as one for no more than six persons. A request for reasonable accommodation relating to increased occupancy of a group home can be filed with the Zoning Administrator. A hearing with the Zoning Administrator or the Planning Commission is required to act on a request to increase the number of occupants for a group home. A decision must be made within 30 days by the Zoning Administrator or within 60 days by the Planning Commission.

F. Incentives for Affordable Housing

To encourage the development and conservation of affordable housing, the City has adopted an enhanced density bonus ordinance that goes above and beyond state law (while leaving the option for a developer to still take advantage of state density bonus law), streamlined processes and procedures for affordable housing development, impact fee waivers including a new waiver for moderate-income units, as well as various other incentives. These ordinances encourage higher density housing that is affordable to special needs populations and remove potential constraints to development, while preserving affordable units in the coastal zone.

» **Density Incentives** – To ensure ongoing compliance with State density bonus regulations, Long Beach has adopted the State density law by cross-referencing Government Code Section 65916 et seq. in Chapter 21.63 (Incentives for Affordable Housing). By doing so, it provides a density bonus of up to 50% to facilitate the development of lower income housing, moderate-income condominiums, and housing for seniors. The City also adopted an Enhanced Density Bonus program in September 2021 that offers density increases, incentives, and concessions beyond those provided by State law. This Enhanced program offers up to 100% bonuses for areas near high-quality transit in exchange for the inclusion of affordable housing units and more stringent no net loss provisions.

» **Waiver of Fees** – In addition to the density bonus, parks and recreation and transportation development fees are waived for affordable housing if the criteria on length of affordability and income/affordability level are met.

» **Relaxed Standards** – In conjunction with the density bonus ordinance, certain development standards may be relaxed if increased density cannot be physically accommodated on the site. This provision follows a priority order specified in the Zoning Code and the applicant must show that the density bonus cannot be achieved with each sequential waiver before the next waiver is allowed. The priority order is:

- Percentage of compact parking
- Tandem parking design limitations;
- Privacy standards;
- Private open space;
- Common open space;
- Height;
- Distance between buildings;
- Side yard setbacks;
- Rear yard setbacks;
- Number of parking spaces (but not less than one space per unit); and
- Front setbacks.

If the developer believes that with the density bonus and the additional incentives, the provision of lower income housing, moderate income condominiums, or senior citizen housing units is not financially feasible, then the developer may submit a project pro forma demonstrating the deficiency.

» **Long Beach Emergency Rental Assistance Program (LB-ERAP) –** In early 2021, the State legislature passed SB-91 to extend the COVID-19 Tenant Relief Act. In addition to providing a five-month extension on the State's eviction moratorium, SB-91 also developed a rental assistance program funded by Federal stimulus funds. LB-ERAP implements tenant protection laws enacted by SB-91. This program provides rental and utility assistance to income-qualified tenants, for both past-due bills and future payments. The program prioritizes lower-income tenants who have been unemployed for 90 days or more and more likely to be at risk of housing instability.

» **Inclusionary Housing** – In January 2021, the City adopted a new inclusionary housing policy, requiring new residential projects with 9 or more units to set aside 10-11% of units for affordable housing (depending on for sale or rental). The requirements apply in select portions of the City, such as Downtown and the Midtown corridor, which follows the Long Beach Boulevard corridor north to Wardlow Road, where the majority of residential development is occurring. Developers have the option to build on-site, within 2 miles of the site, or pay an in-lieu fee, contributing to a City affordable housing fund for new construction. The requirements are only triggered in remaining portions of the City when site plan review is required. Affordability would be mandated for 55-years, consistent with affordability requirements for lower income units, such as units receiving Low Income Housing Tax Credits (LIHTC). The City approved a phased approach, with the most stringent affordability requirements and in-lieu fees beginning in 2023.

Although compliant with State Law, the City should continue to monitor the incentives provided to maintain and ensure effectiveness, including the recently adopted ADU Amnesty Ordinance.

See Program 1.10: Unpermitted Dwelling Unit Amnesty Program and Program 2.1 Development Incentives.

G. Replacement Policies

State Housing Element law requires a review of the City's success in maintaining affordable units in the coastal zone. Pursuant to Government Code (GC) Section 65590, "the conversion or demolition of existing residential dwelling units occupied by persons and families of low or moderate income…shall not be authorized unless provision has been made for the replacement of those dwelling units with units for persons and families of low or moderate income." However, the GC further stipulates several exemptions to the replacement requirement. Specifically, GC 65590(b)(3) provides the following exemption:

"The conversion or demolition of a residential structure located within the jurisdiction of a local government which has within the area encompassing the coastal zone, and three miles inland therefrom, less than 50 acres, in aggregate, of land which is vacant, privately owned and available for residential use."

The City of Long Beach is primarily built out with limited vacant, privately owned, residential land in or within three miles of the Coastal Zone. The most significant opportunities for residential use within three miles of the Coastal Zone has been in the Downtown area, generally parking lots that were formerly owned by the City's redevelopment agency.

Nevertheless, the City of Long Beach adopted its own ordinance (LBMC 21.61 - Maintenance of Low Income Housing in the Coastal Zone) in 1988, providing for one-for-one replacement for very low, low and moderate income housing units removed by new construction or conversion to other non-residential uses. Affordable units may be replaced on site in a new housing development, off site, or through the payment of in lieu fees. These fees range from $10,000 to $30,000 per displaced unit. In 2021 the City amended its Ordinance to update the in lieu fees to reflect current replacement costs as well as to eliminate exemptions to replacement requirements; fees now range from $127,000 to $404,000.

In the City's Coastal Zone, since 1980, approximately 446 new units have been built. Additionally, 375 affordable units have been demolished and 54 affordable units have been converted to market-rate condominiums for a total of 429 units. Through its replacement policy the City has provided 778 affordable units within the Coastal Zone or 3 miles of its boundaries since 1980, nearly double the required replacement credits of 429 units.

H. Condominium Conversion

In Long Beach, conversion of low-income apartments to condominiums is regulated by LBMC 21.60, which requires that low- or very low-income households that would be displaced be given 18-months prior written notice of the intended displacement. A developer can reduce the noticing requirements to only 3 months' notice if they set aside at least 10% of the converted apartments to be affordable to low-income households or at least 5% affordable for very low-income households, for a period of 10 years. Additionally, existing residents are given an opportunity to purchase a converted unit, and lower-income households may receive relocation assistance of up to $8,441 for relocation costs.

D.1.3 Building Codes and Enforcement

Long Beach has adopted building and safety codes in order to preserve public health, safety, and welfare. To implement these codes, the City has various code enforcement programs designed to address building and neighborhood conditions. These building codes and their enforcement have the potential to significantly increase the cost of development, maintenance, and improvement of housing.

- **Building Codes** - Long Beach has adopted and enforces the California Building Code (CBC) that establishes standards pertaining to the construction of housing and inspection at various stages of construction to ensure code compliance.

- **Accessibility Codes** - The Federal Fair Housing Act of 1998 and the American Disabilities Act (ADA) are federal laws that are intended to assist in the provision of safe and accessible housing. These regulations were codified in Title 24, Part 2, known as the California Building Code and apply to newly constructed multi-family dwelling units in building with three or more units or in condominium projects with four or more units. The City of Long Beach has adopted and enforces compliance with these standards to comply with federal law.

- **City Code Enforcement** - The City's Development Services Department enforces State and local regulations governing the maintenance of residential buildings. The Code Enforcement Division administers programs to facilitate neighborhood upgrading, including property maintenance, weed abatement, and other citywide programs. In addition, the City implements a Neighborhood Improvement Strategy (NIS). The NIS program aims to improve the quality of life in specific CDBG-targeted areas through a partnership of City staff, other agencies and neighborhood residents.

- **Community Code Enforcement** - The Community Code Enforcement program is designed to customize actions to fit the needs of a specific neighborhood. Target areas under the program are selected upon the presence of established, active community groups, and the need for code enforcement to assist in stabilizing and improving the neighborhood. The City provides the community with an individual point of contact and City staff members who can coordinate with various governmental agencies in addressing multi-faceted problems.

Building codes and their enforcement increase the cost of housing investment and can impact the viability of rehabilitating older properties required to be upgraded to current code standards. To the extent this makes the cost of housing production or rehabilitation economically infeasible, it could serve as a constraint. However, these regulations are similar to other cities in the region, provide minimum standards for safe and accessible housing, and thus are not considered to be an undue constraint upon housing investment. Additionally, in early 2021, the City adopted an informal dwelling unit amnesty program to allow unpermitted dwelling units to be legalized through a by-right process in which they only have to meet basic health and life safety standards, instead of being required to come into compliance with today's codes (see Program 6.6).

Furthermore, the 2021 International Building Code (IBC) contains three new construction types that allow the use of mass timber and cross-laminated timber (a type of mass timber) for buildings of taller heights, more stories above grade, and greater allowable areas compared to existing provisions. This update will alleviate the financial burden of expensive construction materials for taller product types, as timber is more affordable than steel.

Some nearby communities are considering making modifications to the building code and limiting the use of combustible materials contradicting the above allowance of wood for more products, especially in fire-prone areas. These types of local motions supplement the state and national building code, a trade-off which can further constrain housing development.

The City has adopted local amendments that augment and enacts the state's building standards code, including, but not limited to, green building standards, that the City has deemed is reasonably necessary because of local climatic, geological, or topographical conditions. The City is:

» Traversed by the Newport-Inglewood Fault System, is near the San Andreas Fault, and is surrounded by other earthquake faults;
» Located in a region considered by experts to be one of the most active seismic regions in the world;
» Supported by a Fire Department whose resources could be greatly delayed or overwhelmed in the event of a seismic emergency;
» Within or near flood-prone areas that are capable of maximizing public and private losses during times of flooding in specified flood hazard areas;
» Impacted by an impermeable layer of clay that lies between the City's surface and the groundwater basin underneath the City, preventing precipitation that falls locally from replenishing the basin; and
» Implementing initiatives, goals and actions to create a more sustainable Long Beach, and specifically calls out goals for green building and sustainable development, urban nature, waste reduction, and water and energy conservation.

The intent of the local amendments is to (1) minimize, prevent and protect the community from natural hazards such as earthquakes, floods, fires, etc., and (2) improve the health and welfare of the community through green building and sustainable construction practices. Some of these amendments may increase building/development costs. Though they could be seen as constraints in the short term, they have been deemed necessary to ensure the long-term safety of the City and its residents and are therefore not considered by the City to be undue constraints.

Long Beach's Code Enforcement bureau operates primarily on a complaint-based system. Code Enforcement also has a Proactive Rental Housing Inspection Program (PRHIP), under which staff conduct periodic inspections of residential rental properties to assure compliance with all applicable building, housing, and sanitation codes and ordinances. Code Enforcement estimates at a 120-day turnaround period to resolve most violations, depending on available staff resources. Procedurally, complaints received by Code Enforcement are assigned to the area inspector and the complaint is inspected within 2 weeks. If a violation is observed, an Administrative Citation Warning notice is given to the owner along with resource information on how to resolve the violation. The owner is given 20 to 30 days to correct their violations, and a reminder notice is given half-way through their compliance date, 10 to 15 days.

If resolved by the compliance date, the case is closed. If significant progress is made, an extension is granted. If no progress has been made, an Administrative Citation is made, and the case continues. After another 20 to 30 days period, a re-inspection is done again and if no progress has been made, a 2nd citation is given, and the case is referred to the City Prosecutor.

Code Enforcement provides informational resources to those they cite, including an application for the City's Home Improvement Rebate Program that provides rebates for improvements to the exterior façade of owners homes, as well as information on the City of Long Beach's Language Access Program which provides service to those who speak Spanish, Khmer, and Tagalog, the four Long Beach city languages.

To ease the burden of code compliance on lower-income households, in July 2021 the City Council has temporarily established a prohibition on lease terminations and evictions that were previously permitted when a property was undergoing a substantial remodel . An action within Program 5.2 (Tenant Protection) of the 6th Cycle HEU also directs staff to explore the feasibility of establishing this as a permanent program. Similarly, Program 5.3 (Home Rehabilitation) continues the provision of housing rehabilitation assistance to lower-income households in the form of the Home Improvement Grant Program, Multi-Family Rehabilitation Loan program, and Lead-Based Paint Hazard Abatement program.

Lastly, Program 5.4 (Comprehensive Code Enforcement) outlines the City's commitment to ensuring code enforcement does not result in the citation of households without the resources to address violations. Under this program, code enforcement activities will be paired with connections to social service and economic support that anticipates cultural differences, language barriers, and financial constraints. This program is also complemented by Program 6.6 (Unpermitted Dwelling Unit Amnesty Program), adopted in January 2021, which provides a pathway for ministerial legalization of unpermitted dwelling units to maintain existing housing stock and prevent displacement.

D.1.4 Permit, Processing, Procedures

A. Permits and Procedures

Communities can encourage needed reinvestment in the housing stock by reducing the time and uncertainty involved in obtaining development permits. Pursuant to the State Permit Streamlining Act, governmental delays are recommended to be reduced by: (1) limiting processing time in most cases to one year; and (2) by requiring agencies to specify the information needed to complete an acceptable application. **Table D-12** provides an overview of the permits, approvals, and review authority.

A.1 Site Plan Review

The requirements and process for Site Plan Review (SPR) are clearly specified in the City's Zoning Code. SPR is required for all types of development, not only housing development. The interdepartmental committee that conducts SPR includes planning, building, public works, fire, water, gas and police. The committee meets twice a month to provide feedback on and guide development applications. Residential projects of less than five housing units typically do not require committee review. Projects with 5 to 49 units that comply with all standards and have no other zoning entitlements are only subject to Staff Site Plan Review. Planning Commission Site Plan Review is required for developments with 50 or more units, and projects that require a Negative Declaration or Conditional Use Permit. The requirement for Planning Commission review of projects with 50 or more units is waived for 100% affordable projects, thanks to a code amendment adopted in 2020.

A residential project of 50 or more units is also required to submit a conceptual site plan for review by staff prior to formal site plan review.

At the Site Plan Review, the review committee (either staff or Planning Commission) can request reasonable conditions for approval of the site plan, including:

- A revised site plan;
- Reduced building height, bulk or mass;
- Increased setbacks;
- Changes in building material;
- Changes in rooflines;
- Increased usable open space;
- Increased screening of garages, trash receptacles, motors or mechanical equipment;
- Increased landscaping;
- Increased framing, molding or other detailing;
- Change in color; or
- Other changes or additions that are necessary to further the goals of the site plan review process.

Table D-12: Zoning Approval Procedures

Type of Procedure	Responsible Hearing Body				Notice Required	Hearing Required	Chapter/ Division
	SPRC	ZA	PC	CC			
Zoning Regulations Amendment			Recommend	Decision	Yes	Yes	Chapter 21.25 (Division I)
Zone Change			Recommend	Decision	Yes	Yes	Chapter 21.25 (Division I)
Conditional Use Permit			Decision	Appeal	Yes	Yes	Chapter 21.25 (Division II)
Variance		Decision	Appeal[1]	Appeal[1]	Yes	Yes	Chapter 21.25 (Division III)
Administrative Use Permit		Decision	Appeal[1]	Appeal[1]	Yes	Yes	Chapter 21.25 (Division IV)
Site Plan Review (Initial Hearing)	Decision		Decision/ Appeal[2]	Appeal[2]	No	No	Chapter 21.25 (Division V)
Classification of Uses		Recommend	Decision		No	No	Chapter 21.25 (Division V)
Establishment of Planned Development District			Recommend	Decision	Yes	Yes	Chapter 21.25 (Division VII)
Special Setback Lines			Recommend	Decision	Yes	Yes	Chapter 21.25 (Division VIII)
Local Coastal Development Permit		Decision	Appeal[1]	Appeal[1]	Yes	Yes	Chapter 21.25 (Division IX)
Density Bonus (General Plan)			Decision	Appeal	Yes	Yes	
Determination of Applicable Law (Initial Hearing)			Decision	Appeal	Yes	Yes	Chapter 21.25 (Division XI)
Interim Park Use Permit				Decision	Yes	Yes	Chapter 21.25 (Division XII)
Establishment of Specific Plans			Recommend	Decision	Yes	Yes	Chapter 21.25 (Division VII)

Key:

SPRC- Site Plan Review Committee ZA- Zoning Administrator PC- Planning Commission CC- City Council

Notes:

1 The Zoning Administrator may refer such application to the Planning Commission for consideration. In this case, the City Council shall serve as the appeal body.

2 Planning Commission establishes types of projects subject to Planning Commission review. Such projects can be appealed to the City Council

Source: Table 21-1 (Discretionary Review Responsibilities)

Projects that undergo review by the SPR Committee must meet the findings of LBMC 21.25.506 for approval of the project. The findings laid out for Site Plan Review approval of a development project consist of a determination that a project's design is harmonious, consistent, complete within itself, and compatible with neighboring structures and the community in which it is located. This finding is used to ensure a project is compatible as part of the review process to apply reasonable conditions of approval. The second finding is that the design of a project conforms to any applicable special design guidelines adopted by the Planning Commission or specific plan requirements (findings 1 and 2). The nature of these two findings can be considered constraints to housing projects in that the findings do not specify concrete, quantitative data from which determinations can be made on a project's consistency with such standards. The first finding, in particular, is subjective in nature and can create uncertainty for the developer of a housing development project when trying to design a project that meets code and that can also be found to be consistent, harmonious, and compatible with neighboring structures and the community. The other four findings, which relate to whether the design of a project will remove mature or street trees, whether the project conforms with Transportation Demand Management requirements, whether the project is consistent with codified green building standards, and a finding related to compliance to no-net-loss requirements are objective in nature, which can better allow for a developer to address in the design of the project and the proposal. Lastly, finding #4 which requires there to be an essential nexus between the public improvement requirements and the likely impacts of the proposed development.

According to the process flowchart provided by LBDS on the Department website, projects which require Planning Commission approval take approximately 9.5 months without continuances or appeals, and at least 14.5 months with continuances and appeals.

Most projects go through site plan review, and as reported in the Code Audit Report, there are concerns that the site plan review process, via the Site Plan Review Committee (SPRC), "is unnecessarily complicated, inconsistent, requires too many potentially duplicative review meetings, and exercises too much discretion regarding architecture and design." One reason for these problems may be because the threshold for site plan review is too low, which overburdens the SPRC caseload causing delays in review and response to applicant questions. The conceptual site plan review process may not be working as intended, may be duplicative of the pre-application process, and should be evaluated for effectiveness and impact on project approval."

To facilitate multi-family residential and mixed-use developments, the City offers pre-application study sessions with the Planning Commission at no cost to the applicants. These pre-application study sessions allow the applicants to gain an understanding in the City's goals and objectives for the project site, and therefore be able to craft a project that can take advantage of the flexibility offered through the PD zoning regulations and address City issues and concerns.

In addition, the SPRC has authority the to waive certain development standards, including standards that may make a critical difference to the feasibility of a project. The list of possible waivers includes requirements for open space, courtyard dimensions, and guest parking, among others. Specific findings are necessary for such waivers, in addition to the required findings for approval.

A.2 Development Services Center

Pursuant to the Permit Streamlining Act, the Permit Center serves as a one-stop processing counter staffed with representatives from various City departments. In particular, the Planning Counter processes the following: coastal permits, standards variances, conditional use permits, subdivision maps, certificates of compliance, lot line adjustments, and condominium conversion permits. Permits issued by other counters at the Center include sewer permits, health permits, and all building, electrical, plumbing, and mechanical permits for new buildings and additions/alterations to existing buildings. In many cases, developers can apply for permits via the City's website. By offering a consolidated services center and web access, the City can effectively reduce the costs of processing routine permits and facilitate and encourage housing production.

The City of Long Beach is committed to governance transparency by providing all Plans, Zoning Code, Building Code online. Additionally, the Department provides informational bulletins, online applications and forms, as well as publishes a variety of data and documentation publicly online, including status of site plan committee project reviews.

A.3 Review and Approval Timelines

The Long Beach Department of Development Services (LBDS) defines the development review process from application submission until the Notice of Final Action. According to the process flowchart provided by LBDS on the Department website in 2020, projects which require Planning Commission approval take approximately 9.5 months without continuances or appeals, and at least 14.5 months with continuances and appeals. Project timelines can vary and are, in part, dictated by the level of environmental analysis required. Projects requiring an EIR can take longer; projects eligible to take advantage of CEQA streamlining provisions can experience, shortened estimated timeline.

The general procedure for processing a Planning Permit application begins by speaking with Planning staff to find out what planning discretionary actions and environmental clearances are required, calculating the fees based off the required permits and approvals, and preparing the necessary plans. Once the plans are submitted and the fees are paid, staff will review the submission materials and stay in contact with the applicant if any corrections are necessary. If the project requires a public hearing, staff will provide the applicant with a laminated 30" x 40" Notice of Public Hearing poster which must be displayed on site no later than 14 days before the hearing and will provide public notice of the hearing according to the Code requirements. The number of hearings required varies but once an approval is granted, there is a 10-day appeal period before the applicant can apply for building permits.

Lengthy review periods, multiple application revisions, and delays in approval can increase the time it takes to process development applications, increasing cost of development. As noted above, the City complies with permit streamlining requirements and has developed a one-stop-shop for applications in effort to reduce delays. However, there are additional factors within the City's control that can contribute to delays and increased costs to housing development. Most significantly, the majority of properties in the city have not yet been rezoned to implement the 2019 LUE PlaceTypes. In these cases, development projects that are consistent with the LUE but inconsistent with the existing zoning require a discretionary zone change to move forward. This additional zone change can lead to associated delays from a City Council hearing and potential appeals, as well as an increase in the cost of the corresponding entitlement process (for further discussion, see Sections D.1.1.A and D.1.1.B). Program(s) 1.1 in the Housing Plan directs the City to update the zoning regulations consistent with the LUE, eliminating this constraint. Also, SB330 The Housing Crisis Act, authorizes approval of projects consistent with the General Plan, if the zoning regulations are in conflict with the General Plan. This will help reduce delays in approving projects under the LUE while the City updates the zoning code.

Delays can also occur through the City's processing system. The City's Development Permit Center accepts applications both in person and online. Certain minor construction projects can be reviewed in person at the public counter by appointment only, and all construction projects can be submitted by email for plan check. According to the City's website, processing times for plan submittal intake up through inspection request for construction projects will vary depending on the project type, size, and complexity, and take on average 2 to 4 months for most construction projects that are submitted by email. The City offers faster permitting times for minor projects, such as minor additions. Multiple logistical processes within the City's existing review systems contribute to obstacles in housing project approval. For example: staffing vacancies and turnover can lead to inconsistency in comment and approval or delays in plan check; the existing software is inadequate and results in submittal and processing delays for applicant and staff; the inability to automate electronic plan checks increases processing time; and the difficulty in obtaining construction inspection appointments can result in occasional work site delays.

A sampling of 23 housing development projects that were submitted to the City in the last 10 years (2010-2020) were analyzed to calculate average processing times at various project milestones. Based on the data, the average timeline for a housing development project to obtain entitlement approval is 228 days. This timeline is driven by the level of review required for the projects, as well as the environmental review. The majority of the entitlements required Site Plan Review approval by the Planning Commission at a public hearing. Additionally, most of the projects required, at a minimum, a Mitigated Negative Declaration (MND) or a checklist to the Program Environmental Impact Report (PEIR) to either the Downtown area (PD-30) or the Midtown area as projects proposed in these areas are subject to a Program EIR. The length of time between an applicant receiving approval for a housing development and submittal of an application for building permits is 255 days on average, this includes projects that were subject to appeals filed by a third party, as well as projects with requested modifications to the original approved entitlement

The average time it takes for an entitled housing development project to obtain building permit issuance is 922 days. The latter timeline is more than four times the amount it takes for a housing development project to be entitled, which presents significant delays in an applicant beginning construction of a housing development. Programs to streamline the plan check process can include additional staffing resources, an applicant guide to clarify the level of detail needed in the construction document set prior to plan check submittal, as well as what is to be expected in the review process by both Building and Safety and Planning/Zoning as the building permit review is concurrent.

B. Permit and Development Fees

B.1 Planning Fees

Development service fees charged by local governments contribute to the cost of maintaining, developing, and improving housing. Long Beach collects fees to recover the costs of processing permits and providing the necessary services and infrastructure related to new development. **Table D-13** summarizes the common planning fees charged for providing associated services for new housing development.

The City conducts an annual assessment of its service fees to ensure that they reflect the cost of providing services and attempts to keep fees in line with other communities. Fees are generally increased based on a comparative survey and increase in the Consumer Price Index. Fees are generally not waived, because they represent the actual cost for service, are a relatively minor portion of the total building valuation, and therefore are not considered to be an undue constraint upon the production or maintenance of housing.

An analysis of typical projects the City's Building and Safety Bureau has found that the City's fee structure does not unnecessarily burden multi family development. The case study analysis suggests that mixed use and affordable developments had significantly lower permit fees as a percentage of their overall valuation compared to single family developments **Table D-14** represents a review of fees associated with Single Family, Mixed-use residential, Affordable Housing, commercial conversion and expansion to residential (involves new construction), and commercial conversion to residential (no new construction); this includes the per-unit permit costs and total permit costs as a percent of project valuation.

In general fire/life safety permits along with permits for mechanical and structural systems were required for multiunit development. Inspection and certification of these systems are required by the building code and are reflective of the more complex systems that are required when compared with single family housing.

Table D-13: Development Services Fees

Services Provided	Single- and Multi-Family Units[1]
Administrative Use Permit	$3,380.22/permit
Conditional Use Permit – Major	$7,812.42 / permit
Conditional Use Permit – Minor	$4,485.60/ permit
Local Coastal Development Permit – With Other Planning Permit Required	$1,105.38/ application
Local Coastal Development Permit – No Other Planning Permit Required	$2,824.86/ application
Modifications – No Hearing (SSPRC approval)	$1,660.74/ modification
Modifications – Zoning Administrator hearing	$3,380.22/ modification
Modifications – Planning Commission hearing	$4,485.60/ modification
Site Plan Review: Conceptual	$5,537.58/ application plus $3.20/ 100 sq. ft.
Committee (staff) Approval	$6,648.30/ application plus $3.20/ 100 sq. ft.
Planning Commission Approval	$10,028.52/ application plus $3.20 / 100 sq.
Standard Variance	$4,485.60/ application
Zoning Amendments: Zoning Ordinance (map)	$12,741.24/ zone change
Tentative Maps: Condo Conversion	$10,012.50 plus $181.56/ unit
Final Maps: Condo Conversion	$2,256.68/ application plus $175.15/ unit
Vesting Final Map	$2,256.68/ application plus $175.15/ unit or lot
General Plan Amendment	$12,741.24/ amendment
Note: 1 All fees include 6.8% surcharge. Source: City of Long Beach, Development Services Department, June 2020	

Table D-14: Permit Fees

	Single Family	Mixed Use (Residential component)	Affordable Housing (below market rate)	Affordable Housing (below market rate)	Conversion to Residential (no new construction)
Total Cost per unit to pull permits:	$30,408	$8,355	$17,446	$10,810	$9,205
Total Permit Cost	$30,408	$1,821,473	$697,855	$302,704	$18,411
Project Valuation:	$300,000	$40,000,00	$15,000,000	$2,000,000	$57,000
Permit Cost as share of project valuation	10%	5%	5%	15%	32%

B.2 Impact Fees

In addition to planning fees, the City of Long Beach charges various development impact fees upon new development. In contrast to service fees that recover the costs of providing services, impact fees are intended to fund the improvements in infrastructure and services needed to accommodate new housing development. For instance, common examples include school fees, park and recreation fees, sewer fees, and transportation improvement fees. **Table D-15** below details these impact fees. School fees are set by the Long Beach Unified School District (LBUSD) pursuant to State legislation. The City does not assess or collect the fees on behalf of LBUSD.

To ensure that development impact fees are reasonably related to the costs to extend infrastructure, public services, and facilities, the City conducts a periodic nexus study that links service costs to the actual impacts of the development. However, to ensure that fees do not constrain the production of affordable housing, the City waives development impact fees – parks and recreation and transportation improvement fees – for housing that is dedicated as affordable to lower income households.

Table D-15: Development Impact Fees

Services Provided	Fee
School Impact Fee*	
Level 1	$3.79 / sq. ft.
Level 2 (New Construction)	$4.14 / sq. ft.
Sewer Capacity Fee	
Required on new residential, nonresidential, or change of use (when additional sewer capacity is required) development for the purpose of construction, reconstruction, maintenance and operation of the Sewer System.	$108.93
Required on new residential, nonresidential, or change of use (when additional sewer capacity is required) development as outlined in the Douglas Park Development Agreement for the purpose of construction, reconstruction, maintenance, and operation of the Sewer System.	$67.82
Fire Facilities Fee	
Single-Family	$496 / dwelling unit
Multi-Family	$378 / dwelling unit
Accessory Dwelling Unit	$241.74 / dwelling unit
Police Facilities Fee	
Single-Family	$703 / dwelling
Multi-Family	$537 / unit
Accessory Dwelling Unit	$342.86 / dwelling unit
Park and Recreation Facilities Impact Fee**	
Single-Family	$4,613.04 / dwelling unit
Multi-Family	$3,562.78 / dwelling unit
Mobile Home Dwelling	$2,619.63 / unit pad
Accessory Unit (Artist Studio, Caretakers Unit, Personage, ADU)	$1,781.39 / dwelling unit
Transportation Improvement Fee**	
Residential	$1,125.00 / dwelling unit
Accessory, up to 220 sq.ft. Secondary, up to 640 sq.ft	$236.25 / dwelling unit $663.75 / dwelling unit
Senior Citizen	$663.00 / unit
Notes: * Not assessed or collected by the City of Long Beach ** Exempt for housing that is affordable to low-income households	
Source: Development Services Department, City of Long Beach, 10/1/19	

D.1.5 Site Improvements

Site improvements are an important component of new development and include water, sewer, circulation, and other infrastructure needed to support development. Long Beach requires pro-rata payments for off-site extension of the water, sewer and storm drain systems, and pro-rata payments for traffic signals. It requires the developer to construct all internal streets, sidewalks, curb, gutter, affected off-street arterials, and landscaping. New residential construction will occur as infill, where infrastructure is in place. While these impact affordability, these requirements are deemed necessary to maintain the quality of life desired by City residents, and are consistent with the City's General Plan goals to ensure that public services and facilities are in place at the time of need, thus avoiding the overloading of existing urban service systems.

A review of three typical projects that recently underwent the Site Plan Review process demonstrated that when off-site conditions were imposed, conditions generally required the improvement of the public right-of-way. For example, the projects required the improvement of sidewalks, planting of street trees, construction of storm drain system connection, and provision of community amenity spaces. An example of an on-site improvement for one of these projects was the required installation of a lighted guest parking sign visible to motorists for improved public safety. The three projects reviewed ranged from 23 to 108 housing units and included Vesting Tentative Tract Maps and a zone change.

Off site improvements to the public right-of-way may be conditioned, as deemed necessary by Public Works, pursuant to LBMC 21.47.030. Sidewalk, parkway, curb and gutter, street tree, and bicycle trail improvements may be conditioned for any projects regardless of whether the development requires SPR, if the improvement is deemed necessary by Public Works. The types of public right-of-way improvements required for residential projects depends upon the number of housing units proposed, where 21 housing units is the threshold for roadway, traffic, street signage and lighting, and utility relocation improvements. **Table 47-2** of the municipal code summarizes the dedication, reservation and improvement requirements for all development projects. LBMC 21.47.040 provides relief from such requirements provided that the dedication and/or improvement is not necessary for a public purpose generated at least in part by the development or that the cost of the dedication and/or improvement is proportionally excessive when compared to the scale of the project or demand generated from the project.

Table 47-2 Summary of Dedication, Reservation and Improvement Requirements for All Development Projects

	Right-of-Way		Improvements		
Projects	Reservation (applies only to designated highways)	Dedication (streets, highways and alleys)	Sidewalk, Parkways, Curb and Gutter, Street Trees, and Bicycle Trail	Alley Paving, Alley Lighting, Utilities Relocation	Roadway Paving, Traffic Signals, and Street Signs, Street Lights, and Utilities Relocation
Residential projects with 21 units or more and all nonresidential projects requiring Site Plan Review	-	X	X	X	X
Residential projects requiring Site Plan Review with less than 21 units	-	X	X	X	-
Projects not requiring Site Plan Review but located on major, minor, or secondary highway	X	-	X	-	-
All other projects	-	-	X	-	-

Section D.2 Non-Governmental Constraints

The City is dedicated to helping meet the housing needs of all residents in Long Beach. The City's housing stock, however, is impacted by a number of factors that can either incentivize or limit the development, maintenance, and improvement of housing. In order to achieve its housing goals, the City reviewed these factors, which can consist of both non-governmental (i.e. market) constraints and governmental constraints, which are within the City's ability to influence. This section provides a summary of the review of these non-governmental constraints.

D.2.1 Housing Context

A. Housing Types in Long Beach

The City's housing consists of a variety of housing types. In 2019, Long Beach has a total of 175,869 housing units in the city, 44% of which were single-family houses, 55% of which were multi-family, and 1% of which were mobile homes.

Since 2010, overall housing stock in Long Beach has not changed, though the housing mix has shifted to fewer single-family houses and more multi-family units. The stock of single-family houses decreased by 8%, while the stock of multi-family homes, concentrated in the Downtown, grew by 7%, averaging about 731 new units per year citywide. Across the City's single-family houses, the majority are single-family detached. Less traditional forms of housing, such as mobile homes, consisted of approximately 1% of the City's housing stock.

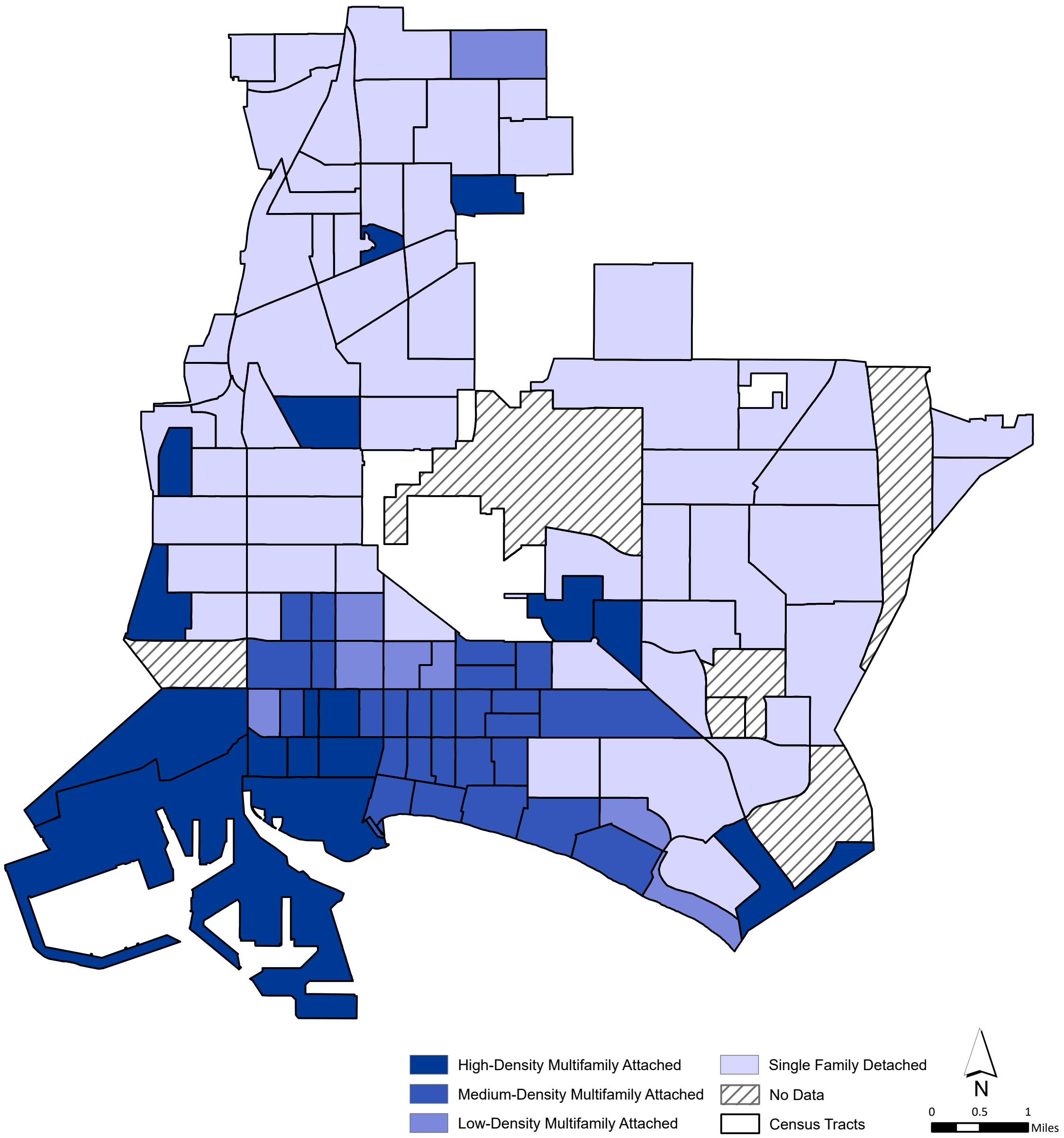
B. Housing Type by Geography

Given current and historical zoning and real estate investment patterns, certain types of housing are more prevalent in certain areas of the city. High-density multi-family housing is concentrated in the Downtown, the Traffic Circle Area, and along Marina Pacifica. Medium- and low-density multi-family housing surrounds the Downtown in the southern part of the city. Single family housing is largely located in the northern portion and eastern half of the city as depicted in **Figure D-4**.

Table D-16: Housing Type (2010-2019)

Unit Type	2000		2010		2019	
	Units	Percent	Units	Percent	Units	Percent
Single Detached	69,014	40%	74,257	42%	70,123	40%
Single Attached	10,093	6%	10,105	6%	7,675	4%
Total Single-Family	**79,107**	**46%**	**84,362**	**48%**	**77,798**	**44%**
Two to Four	23,386	14%	21,610	12%	23,821	14%
Five Plus	66,637	39%	67,418	38%	71,786	41%
Total Multi-Family	**90,023**	**53%**	**89,028**	**51%**	**95,607**	**55%**
Mobile Homes & Other	2,529	1%	2,342	1%	2,464	1%
Total Housing Units	**171,659**	**100%**	**175,732**	**100%**	**175,869**	**100%**
Source: Department of Finance, Table E-5, City/County Population and Housing Estimates						

Figure D-4: Housing Type by Census Tracts



Source: ACS 2019 5-year estimates, Table DP04

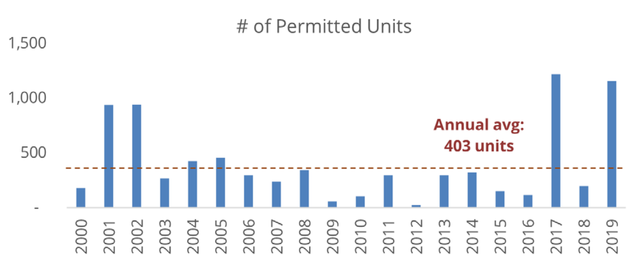
C. Age of Housing Stock

Overall, the City has an older housing stock. 70% of housing in Long Beach is over 50 years old, compared to just 61% across LA County. Cities with an aging housing stock need to ensure its housing does not fall into disrepair to continue to provide a healthy, safe living space. Older units have historically served as a source of market-rate naturally occurring affordable housing. This process, known as "filtering", requires the construction of new housing to replace the aging stock. In markets with a lack of new construction, even older housing can continue to command premium rents. There are a number of factors that influence filtering that can contribute to a shortage of entry-level housing. This includes taxation benefits of long-term ownership of Proposition 13, which results in overconsumption of housing. Because of patterns of urban development, older housing tends to be closer to employment locations. With increasing pressure on transportation systems, there is a premium on housing locations near employment.

Table D-17: Housing Units by Year Built

Year Built	Housing Units Added	Total Housing Units	% of Housing
1939 or earlier	39,822		23%
1940-1949	22,293	62,115	36%
1950-1959	37,932	100,047	58%
1960-1969	23,462	123,509	71%
1970-1979	21,781	145,290	84%
1980-1989	13,279	158,569	91%
1990-1999	8,747	167,316	96%
2000-2009	4,494	171,810	99%
2010 or later	1,622	173,432	100%
Source: ACS 2018 1-year Estimates, Table B25036			

Figure D-5: Number of Building Permits



Source: Census Building Permits Survey

D. Building Permit Activity

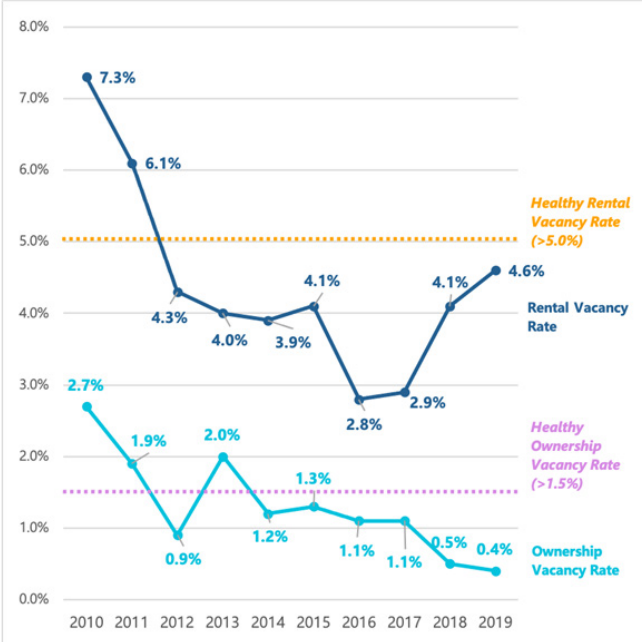
Since 2000, Long Beach has permitted a total of 8,065 units, or an average of 403 units per year. (Note: building permit figures are distinct from the number of housing units physically constructed.) Much of the permits were issued from 2017 to 2019, during which over 2,500 units have been permitted in Long Beach, with the majority for projects permitted in the Downtown area.

E. Vacancy Rate

Despite strong housing production in the past several years, the housing market in Long Beach continues to be strained. Evidence of increased housing pressure can be seen in the city's vacancy rate. A low vacancy rate indicates there are too few units to meet the demand for housing. Per real estate industry standards, healthy housing markets have a vacancy rate of 5% for rental properties and 1.5% for ownership properties. In 2018, Long Beach's vacancy rate was 4.1% for rental properties and 0.5% for ownership properties, suggesting low inventory and greater demand for housing.

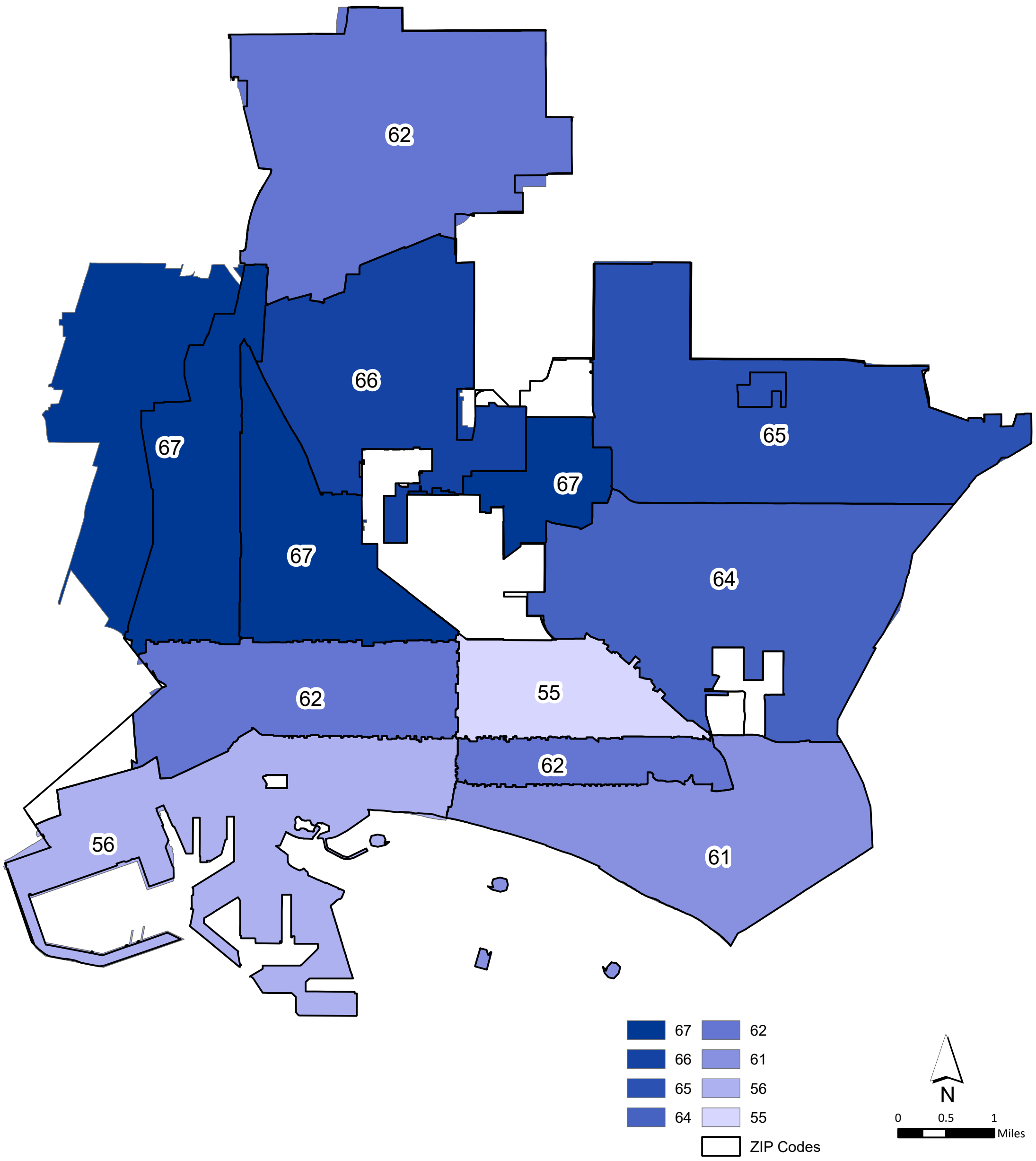
Since the 2008 Recession, vacancy rates for both ownership and rental properties have fallen below what is considered a healthy vacancy rate. As a result, prices increase and make housing unaffordable for many.

Figure D-6: Vacancy Rates



Source: ACS 1-year Estimates, Table DP04

Figure D-7: Average Age of Units by Zip Code



Source: ACS 2019 5-year estimates, Table B25035

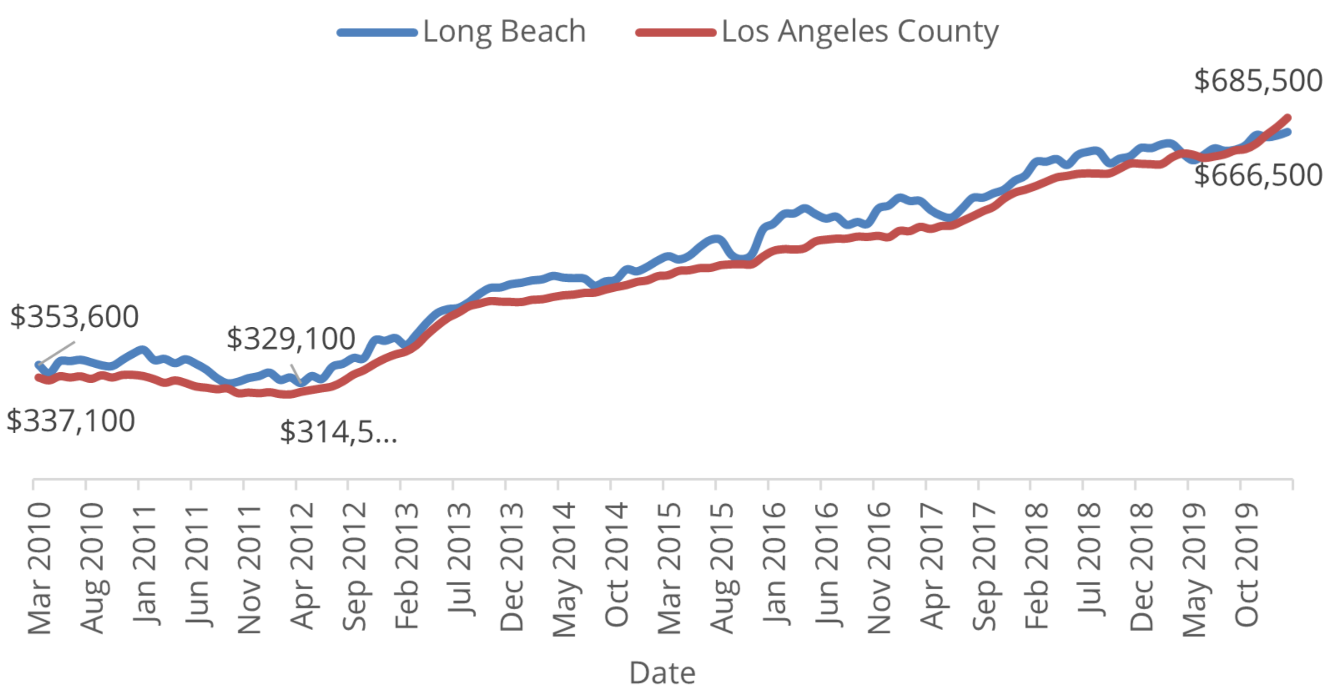
D.2.2 Market Activity

A. Market Overview: Home Value Single Family

As of February 2020, the median home value for a single-family home in Long Beach was $666,500. After dropping $329,100 in April 2012, Long Beach home values have rebounded and continued rising. Since 2010, Long Beach home values are typically slightly above but have generally kept pace with the County as a whole.

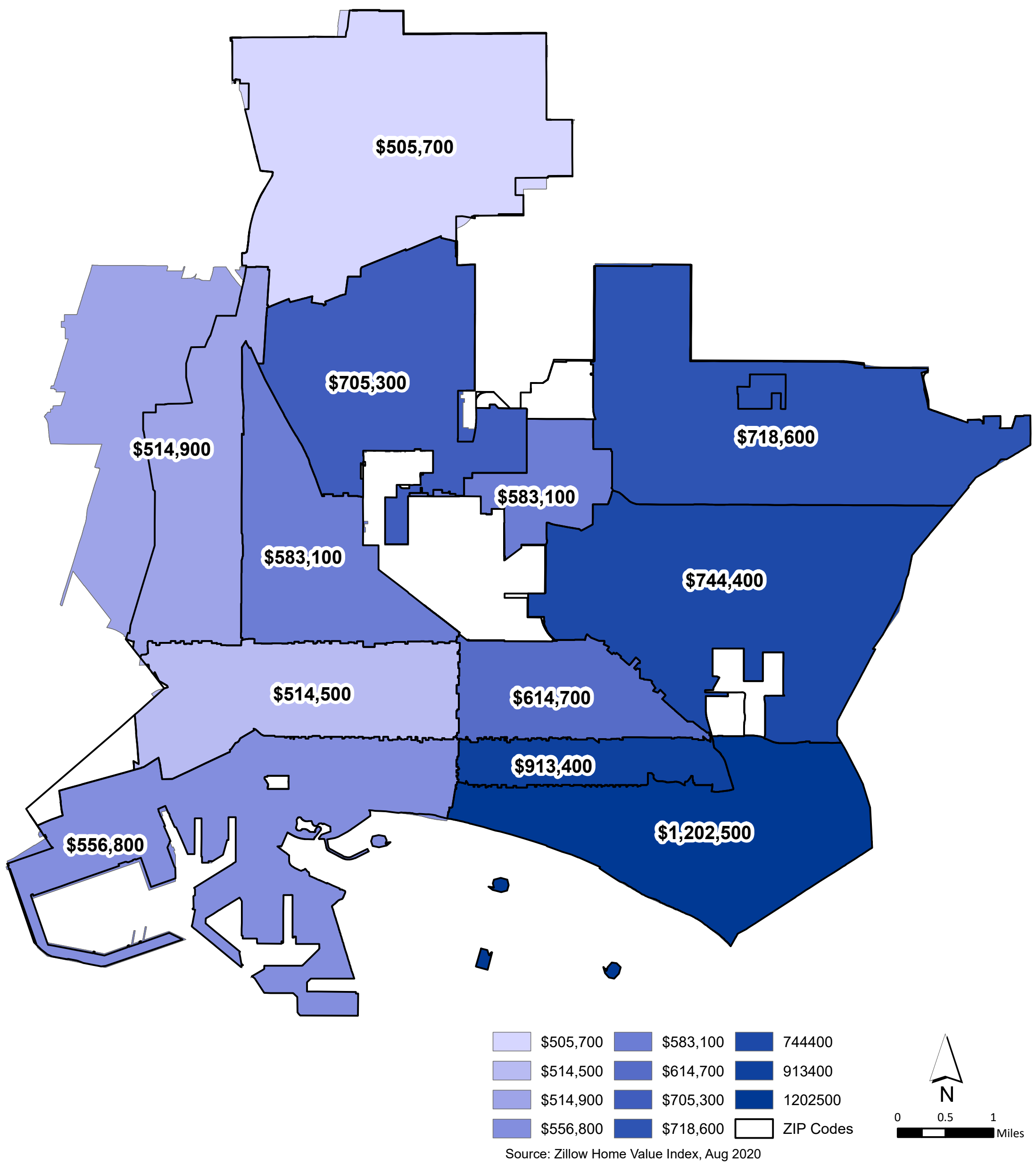
Home values range wildly across the city, from $515,000 in 90810 to $1.2 million in 90803. Home values are generally higher in the east side of Long Beach, which includes the 90803 neighborhoods of Belmont Shores and Marina Pacifica.

Figure D-8: Median Home



Source: Zillow Home Value Index, Aug 2020

Figure D-9: Zillow Home Value Index by Zip Code

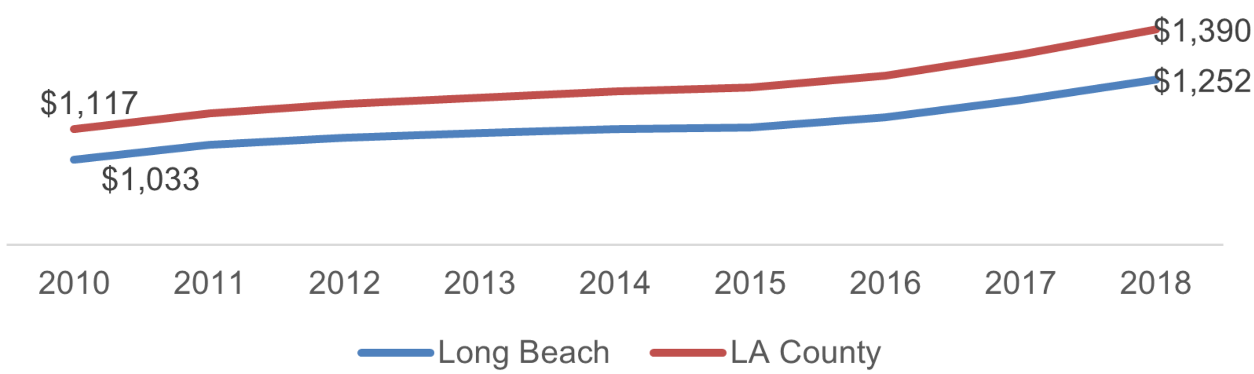


B. Market Overview: Rental

Rental housing rates for Long Beach have trended similarly to the County. As shown below, the median rental unit in Long Beach in 2018 is $1,252. Since 2010, Long Beach rents grew by 21% while rents in LA County grew by 24%.

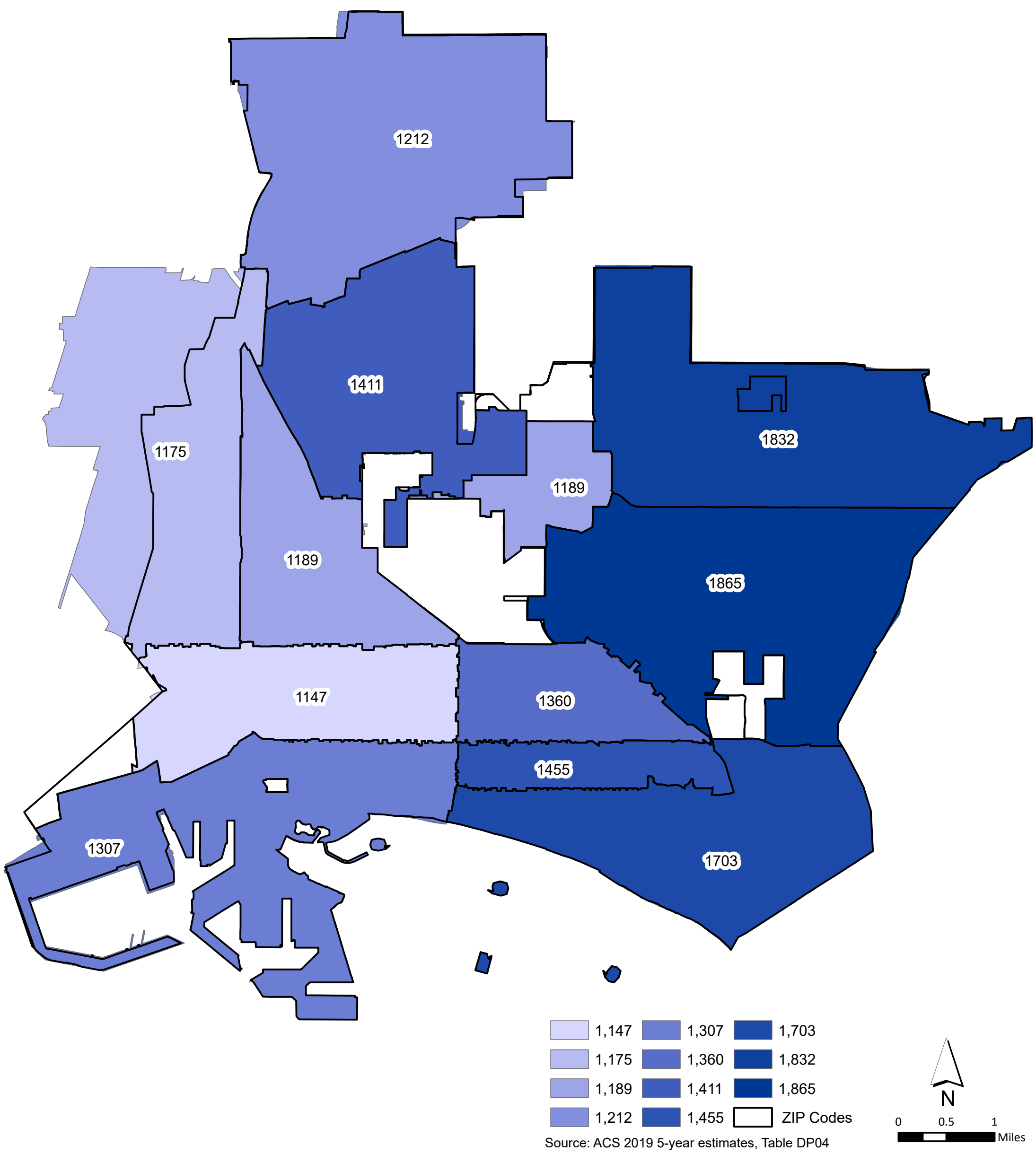
Higher rents can offset the cost of development. Thus, areas that command higher rents are more likely to attract private market-rate development. Areas with the highest rents are located in the east side, which include 90815 (Los Altos), 90803 (Belmont Shore and Marina Pacifica), and 90808 (Lakewood Village and Rancho Estates).

Figure D-10: Median Rents Over Time



Source: ACS 5-year Estimates, Table DP04

Figure D-11: Median Rent by Zipcode

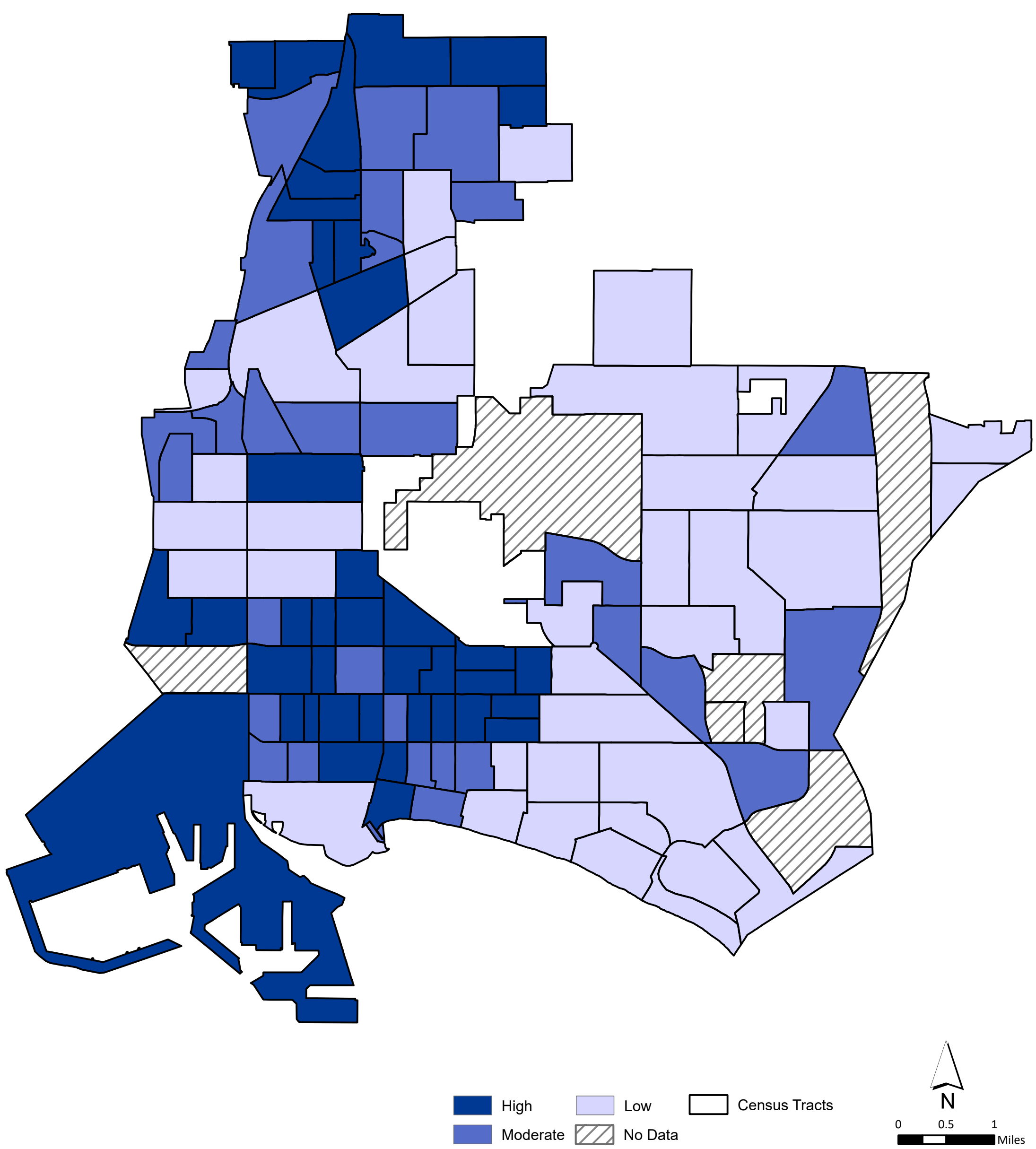


C. Risk of Displacement

Governmental and market constraints on new development have continually stymied housing supply, especially affordable housing. Low levels of housing result in greater demand for available units and ultimately higher market rents. With rapidly rising rental rates across the city, residents in some areas are more at risk of displacement relative to others. The following graph depicts the displacement risk of residents by census tract. This risk is measured through two variables: the proportion of renters paying 30% or more of their income in rent, and the proportion of households earning 70% or less of AMI. Each census tract is grouped into three categories:

- **High risk** of displacement, relative to others: These census tracts were above the median for both variables
- **Moderate risk** of displacement, relative to others: These census tracts were above the median for one of the variables
- **Low risk** of displacement, relative to others: These census tracts were below the median for both variables

Figure D-12: Displacement Risk by Census Tract



Census tracts with the highest risk of displacement (where households scored above the median on both housing cost burden and the percentage of households earning 70% or less of the AMI) are on the west side of Long Beach, particularly in North Long Beach, Cambodia Town, Eastside, and East Village. This assessment generally overlaps with the geographic segregation of communities of color in Long Beach (as shown in the Needs Assessment **Figure D-2**).

D. Development Costs and Timing

The cost of development is one of the biggest factors influencing the rate and type of housing produced. Major development costs include construction costs, soft costs (such as permitting costs, impact fees, and contractor fees), and the cost of land. The amount of time a developer waits between receiving entitlements and applying for building permits can also add to the cost.

D.1 Capital Costs: Hard

According to a March 2020 report published by the Terner Center for Housing Innovation at UC Berkeley, construction costs for multifamily housing in California have climbed 25% between 2009 and 2018. This increase is in part due to the higher cost of building materials, such as wood, concrete, and steel, as well as prevailing wage requirements. Construction costs can vary depending on the type of development, ranging from the most expensive steel-frame Type I construction to the more affordable wood-frame Type V. Due to the smaller scale, single-family houses tend to be more expensive to construct on a PSF basis than multi-family. The cost of construction in the Long Beach area is about $168 per square foot. This cost can fluctuate depending on the type and quality of amenities to the property, such as expensive interior finishes, fireplace, swimming pool, etc. In addition, hard costs can also include a demolition expense if there are existing structures on-site, or costs for land improvements that must be made before development, such as remediation or infrastructure. The cost of parking can also have a large impact on the total cost of development.

The cost of labor has also soared. The construction sector has not been able to expand to meet the demand for new housing. The Terner Center found that, between 2009 and 2018, the number of permitted units has increased by 430 percent while the number of workers in the construction industry has only grown by 32%. In addition to the worker shortage, projects with prevailing wage requirements cost an average of $30 more per square foot. The Terner Center found that it is more expensive to build in Los Angeles (and its surrounding areas) and in the Bay Area than in other regions of California, even for similar projects.

Overall, construction costs are similar across the region, so it is not considered a constraint that is particular to the City of Long Beach. They are, however, a relevant constraint to development in the Southern California region, impacting both market-rate and below market-rate housing.

D.2 Capital Costs: Soft

Soft costs are the costs that are not directly incurred by the physical construction of the development. These costs include services for architectural, consultant, and legal services, as well as permitting requirements and impact fees. They generally range from 15-30% of total development costs, but can fluctuate depending on local fees and exactions.

For a more detailed list of permit and exactions, please refer to **Table D-13** and **D-14**.

D.3 Land Costs

The cost of land can often constrain development, particularly if future market rents are not expected to be high enough to justify the land sale or redevelopment opportunity. In the past, the Long Beach Redevelopment Agency would write-down the cost of Agency-owned land for developers in exchange for affordable housing. Since its dissolution in 2012 and the subsequent loss of funding, the City has not had a mechanism by which to reduce the cost of land for development.

Typical land cost estimates in Long Beach range between $30 to $70 per square foot. The cost of land is similarly high across the Southern California region. In Long Beach, much of the land cost is driven by the reverence of single-family home development, constraining net new housing supply and propelling property values. Higher land costs can impede development feasibility to produce lower cost housing due to prevailing rental rates.

D.4 Development and Timing

A sampling of 23 housing development projects that were submitted to the City in the last 10 years (2010-2020) were analyzed to calculate average processing times at various project milestones. Based on the data, the average timeline for a housing development project to obtain entitlement approval is 228 days. The length of time between an applicant receiving approval for a housing development and submittal of an application for building permits is 255 days on average, this includes projects that were subject to appeals filed by a third party, as well as projects with requested modifications to the original approved entitlement.

An analysis of the aforementioned 10-year entitlement sampling showed that approximately 52% of those residential entitlements included a lot merger or lot consolidation component. Of the 52% that included a lot merger or lot consolidation, 7 of the 12 projects were 100% affordable projects while the remaining projects were market rate. The project sites of the 100% affordable projects that included a lot merger request range in size from 0.46 acres to 1.13 acres, with an average site size of 0.818 acres. The lot merger requests for the affordable projects include consolidations of two parcels, three parcels, two different projects with 6 parcels, a request for consolidation of five parcels, and two separate requests for the consolidation of 10 parcels with an average number of parcels for consolidation of 6 parcels for the affordable projects. Therefore, the average parcel size of a parcel that was part of an affordable housing project lot merger over the past 10 years was 0.14 acres (0.818 acres/average 6 parcels=0.14 acre/parcel merged on average). Two additional affordable housing projects were captured in this analysis that also included requests for Lot Mergers. The two most recent Lot Merger requests involving affordable projects were for the consolidation of six lots for a combined site size of 36,093 square feet, and the second project included a Lot Merger for the consolidation of five lots for a total lot size of 49,440 square feet.

44% of sites in the inventory are single-parcel sites, while another 40% only contain 2 parcels. Using a front-end method of filtering out sites, staff filtered out sites with more than 3 unique property owners. Yet, five the 12 projects with lot mergers analyzed involved more than three lots, four involved three lots, and four lot mergers involved two lots (one of the projects in this analysis involved two lot mergers with differing number of parcels). Thus the City does not anticipate that lot consolidation will be a significant obstacle to development where needed for sites in the Site Inventory.

Application requirements for a lot merger and clearly and transparently outlined in the City's Planning Permit Application to help applicants understand the review process:

» Lot Merger, Lot Line Adjustment, Certificate of Compliance:
» Revised Legal Description
» Plat Map showing changes to lot lines
» Wet Stamp by California-licensed Land Surveyor (or Civil Engineer licensed before January 1, 1982, license numbers 33965 and lower)

Planning application fees were recently updated in September of 2021, and the lot merger fee is now inclusive of the required Certificate of Compliance, totaling $1,636.20. The Lot Merger review process entails review by the Zoning Administrator. When Lot Mergers are agendized for Zoning Administrator review, they are generally processed on consent, which helps to also streamline the process. A housing development project that includes a Lot Merger request and that also requires review by the Site Plan Review Committee can move forward with Site Plan Review first for design review of the project and upon approval, the Lot Merger part of request can be processed on-consent by the Zoning Administrator.

In terms of common ownership, the City's findings for approval of a lot merger require contiguous parcels held by the same owner. Therefore, the Lot Mergers the City has processed have involved parcels that are owned by the same property owner.

The sites are located in a variety of LUE PlaceTypes and zones including the Downtown and Midtown plans as well as the R-4-N residential zoning district and the Downtown Shoreline Planned Development District (PD-6). LUE PlaceTypes represented include Downtown, Transit-Oriented Development – Low (TOD-L), Transit-Oriented Development – Moderate (TOD-M), Multi-Family Residential – Moderate (MFR-M), and Waterfront (WF).

Lastly, the City is currently in the process of updating its Subdivision Ordinance (Title 20). One of the goals of that update is to make the lot merger process more administrative, which will reduce the processing time and cost associated with lot mergers. The change will also allow the Zoning Administrator the discretion to allow a lot tie, for example for an affordable housing is under a strict timelines. As part of this update, Staff is also seeking to make the lot mergers process more user-friendly than it currently is by codifying what shall be submitted with a lot merger application such as a title report etc., and what details to include in the exhibits such as the legal description(s) and plat map itself to help minimize the processing time for lot mergers.

D.5 Development Below Density Assumptions

In recent years townhome projects have become more common in infill development in the City due to a combination of market factors: construction costs, lack of for-sale residential inventory, and demand preference for larger family units with private garage space. As a result, there will occasionally be development projects that elect to develop townhomes or comparable lower-density residential units in places where multifamily apartments or condominiums are permitted and at densities below those assumed for the corresponding PlaceType in the Site Inventory. The density assumptions in Table C-5 are based upon averages of recent residential developments, including said townhome typologies that are part of the overall averages calculated for the corresponding PlaceType, as reflected in the recent projects listed in Table C-1-1. Of the 30 recent entitlement projects analyzed, 4 were 3-story townhomes with average densities between 16.3 and 29.4 du/ac, for an average townhome density of approximately 22 du/ac compare to density assumptions between 30 and 55 du/ac. Thus, while the City estimates for future development in the Site Inventory incorporates recent townhome developments, individual project applications may be submitted below the forecasted densities. Additionally, the incidence for said projects may increase through the 6th RHNA Cycle if the relative profitability of these projects remains compared to more dense apartments due to the aforementioned nongovernmental constraints.

F. Availability of Financing

The availability of financing can impact rates of home ownership. The ability to secure financing can be influenced by several factors, including creditworthiness, debt-to-income ratio, and the restrictiveness of mortgage lending standards. Reviewing data collected through the Home Mortgage Disclosure Act (HMDA) can reveal the role the lending market has had on local home sales.

Table D-18: Home Loan Approvals

	2019				2011			
	Total Applications	% Approved	% Denied	% Withdrawn or Incomplete	Total Applications	% Approved	% Denied	% Withdrawn or Incomplete
Government-backed	791	74%	9%	17%	1,899	72.2%	13.1%	14.6%
Conventional	3,863	75%	7%	18%	2,737	75.7%	12.2%	12.1%
Refinancings	11,380	64%	14%	22%	10,962	66.8%	19.2%	14.0%
Home Improvement	1,289	42%	44%	14%	464	57.3%	29.5%	13.1%
Source: Consumer Financial Protection Bureau, Home Mortgage Disclosure Act, 2019								

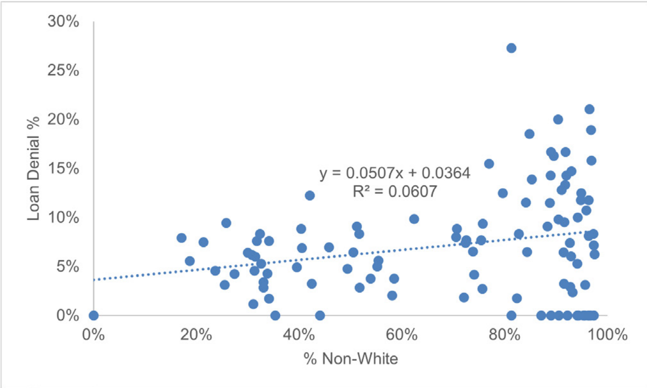
The total number of government-backed and conventional loan applications in 2019 is similar to the total in 2011. However, the economic recovery since the Recession has led to an uptick in the number of conventional loans and a lessened reliance on government ones. Compared to the home loan data collected in the prior housing element, the number of government-backed mortgage applications more than halved, from 1,899 in 2011 to 791 in 2019. During the same period, conventional loans increased 41% from 2,737 in 2011 to 3,863 in 2019. The increased number of conventional loans may also be due to the maximum allowable mortgage delineated by the federal government that may be lower than the market rate-cost of housing in Long Beach.

The approval rates of both the government-backed and conventional loans is about 75%, which is comparable to the rates in 2011.

In competitive housing environments when purchasing a new home may be out of reach for some, home renovations can be a desirable and more affordable way to add value to property. The number of home improvement applications rose 178% from 464 in 2011 to 1,289 in 2019. Despite the larger appetite, approval rates dropped to just 42% from 67% eight years ago.

The HMDA data suggests a lack of a linear relationship between the percentage of non-white population in a community and the rate of home loan denials in the city of Long Beach. When subjected to an ordinary least squares regression, the data indicated a correlation coefficient (R-squared) of 6%. Note: the demographic data reflects the area for which a home loan was applied, and not demographic data of the applicant.

Figure D-13: Home Loan Denials vs. Non-White Population by Census Tract



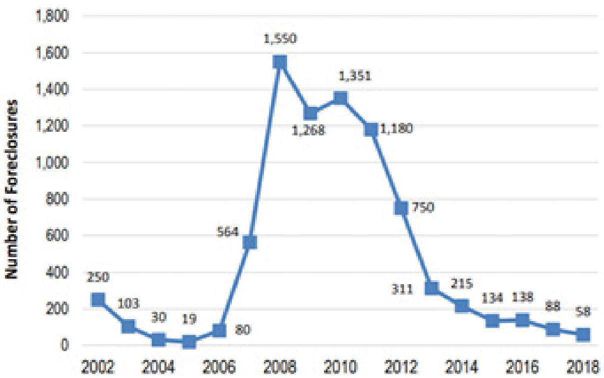
Source: Consumer Financial Protection Bureau, Home Mortgage Disclosure Act, 2019

While HMDA data was initially collected to determine the extent of racial discrimination in the mortgage lending industry, much of the discrimination now is more subtle than the use of racial covenants and redlining by financial institutions from decades prior. Today, many minority applicants face higher interest rates and refinance fees than white borrows. This type of discrimination may not be visible in the HMDA data.

G. Foreclosures

Foreclosures have declined since its peak in 2008. In 2018, Long Beach had 58 foreclosures.

Figure D-14: Foreclosures in Long Beach since 2000



Source: CoreLogic/DataQuick, 2002-2018

The impact of COVID-19 on the housing market is as of yet to be determined, but the number of foreclosures may increase in tandem with the high rates of unemployment or the high rates of rent non-payment across the country, which could prevent borrowers from paying their mortgage on-time.

Section D.3 Environmental and Infrastructure Constraints

Environmental issues and infrastructure capacity or other limitations could possibly affect the type and amount of residential development in a given location. If not addressed, these types of constraints could preclude a jurisdiction from facilitating the development of housing that is needed to meet its RHNA assignment. None of the sites being used to address the City's new RHNA targets have environmental or infrastructure constraints. Nevertheless, this section addresses the environmental and infrastructure constraints in the City of Long Beach and the actions that have been taken to mitigate these constraints with regard to the potential development of housing.

D.3.1 City Infrastructure

Long Beach was incorporated 133 years ago in 1888. Today, the City is highly urbanized and fully developed. The only remaining theoretically developable parcels (assuming that parks, beaches, and wetlands will be preserved) are either brown fields or other lands that can be recycled for new uses. No new streets are needed; water, sewer and power lines service all properties.

The City has demonstrated that there is sufficient existing and planned infrastructure capacity, including water, wastewater treatment services, stormwater drainage, telecommunications facilities, and solid waste to facilitate the City's RHNA. This capacity was demonstrated through the 2019 Land Use Element (LUE) Program Environmental Impact Report (PEIR), and subsequently analyzed as part of the LUE PEIR Addendum prepared for 6th Cycle Housing Element Update. The LUE PEIR confirmed sufficient capacity for the LUE anticipated buildout of 28,524 housing units, and the proposed Housing Element update is designed to facilitate a smaller but similar number of future housing units (the RHNA allocation of 26,502 units) already identified and contemplated through the approved LUE, in the same general locations focusing new housing near transit and along commercial corridors.

The analysis for the Housing Element found that the increase in expected water demand under the proposed project would be the same as the LUE and water supplies under the proposed project are expected to be sufficient to meet all demands through the horizon year 2040 during normal, single dry year, and multiple dry year hydrologic conditions. In terms of wastewater impacts, the demand for wastewater treatment services related to construction of new housing facilitated by the Housing Element and LUE would be temporary, would generate minimal wastewater, and impacts would be less than significant. The increase in the wastewater flow during operation for an additional 28,524 housing units represents approximately 4 percent of the remaining capacity of existing County Sanitation Districts of Los Angeles County (LACSD) facilities and therefore can be accommodated. The City also has adequate storm drain system capacity to handle impacts related to stormwater drainage during construction and operation of projects facilitated by the Housing Element Update and future rezoning. In terms of wireless telecommunications facilities, the City has sufficient capacity to accommodate future development proposed under the proposed project and similar to the existing market conditions, Spectrum Communications, Frontier Communications, and AT&T U-Verse would extend existing services to meet the increased demand for telephone, internet, and cable services as future developments are proposed. Lastly, sufficient landfill capacity exists in the region to serve solid waste generated by projects facilitated by the HEU.

There are no known constraints with respect to needed infrastructure able to support additional housing development. However, like most developed communities, one of the City's major challenges is to maintain this infrastructure in good condition and working at optimal levels to serve the needs of residents and businesses. The long and short term Capital Improvement Programs are designed to address these maintenance concerns.

D.3.2 Geologic Conditions

Located directly adjacent to and between the Los Angeles and San Gabriel Rivers, with eight miles of coastline, the City is situated on a coastal plain with relatively unstable soils (i.e., terrace deposits). The potential for flooding and liquefaction are an ongoing concern for the City, and steps have been taken to mitigate these hazards. For instance, following the discovery of oil here in the 1920s, by the 1950s areas along the downtown and in the port experienced severe subsidence when oil and gas resources were extracted. In 1958, a full-scale water injection system was initiated to repressurize and stabilize these areas.

With this Wilmington Oil Field underlying the coastline a very important national resource, and oil operations continuing for the foreseeable future, this water injection system is maintained to protect the developments on the surface above – including a lot of new housing recently constructed in the City's downtown. Similarly, following severe storms and flooding in the City's early history, an extensive breakwater was constructed to protect lives and properties situated on the peninsula and along the shoreline. Although studies are planned to examine the reconfiguration of this breakwater in order to allow more surf and better offshore water quality, it is not expected that alterations to the breakwater would impact any potential development sites.

Although potential land subsidence is an issue, the most pervasive geologic hazard in Long Beach is that of an earthquake. The City is bisected diagonally across the center by the Newport Inglewood Fault Zone. Again, because of the relatively unstable soils beneath the surface in some areas, a major earthquake along this fault could cause widespread devastation. In fact, the City experienced such a quake in 1933 where lives were lost and many buildings destroyed. Learning from that episode, the City has developed a reputation for applying strict building standards, and initiating and supporting State legislation to protect lives and property from potential earthquake damage. The Alquist-Priolo Special Studies Zone Act of 1973 was adopted to mitigate the potential impacts from an earthquake by requiring buildings to be set back from the fault zone. Further, several years ago levees along both the San Gabriel and Los Angeles Rivers were raised and improved to mitigate exposure to flooding should an earthquake occur. Portions of Long Beach have been evaluated for flood risk.

This page left intentionally blank

Appendix E: Review of Past Accomplishments

Program-Specific Review

Table E-1 below reviews the City's progress in implementing the 2013-2021 Housing Element. **Table E-2** at the end summarizes the City's progress toward the quantified objectives established in the 2013-2021 Housing Element.

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element

Program	Objective	Timeframe	Status
Housing Assistance to, and Preservation of, Affordable Units			
Preservation of At-Risk Unit	Annually monitor status of the 1,600 affordable housing units in 21 projects that are at risk of converting to market rate. Seek to preserve these affordable units for extremely low income households and very low income households. In the event that a property is scheduled for conversion, coordinate with the property owner to ensure that proper noticing is circulated to the at-risk tenants and that tenant education is provided regarding their options, such as other affordable housing developments and City programs, and special HUD Section 8 vouchers for tenants displaced due to expiration of project-based Section 8 assistance. In the event that a property is scheduled for conversion, contact qualified, non-profit entities, from the State's qualified entities list, to inform them of the opportunity to acquire affordable units. Also inform them of financial assistance available through City, State, and federal programs. In the event that a property is scheduled for conversion, explore the possibility of using available housing funds to acquire or facilitate the acquisition of the units to preserve affordability. Support the property owners' application for tax credits or other funding sources that would extend the properties' affordability period. Support the property owners' application for Section 8 contract renewal with HUD.	Ongoing	Since 2014, a total of 1,017 affordable units in the following projects has been preserved and extended for an additional 55 years: » New Hope Home: Preservation of 140 Senior Units. Development Services (DS) supported and assisted with funding applications. » Sea Mist Tower, 1451 Atlantic: Preservation of 75 Senior Veteran Units. DS amended previous agreements, and supported and assisted with funding applications. » Covenant Manor, 600 E. 4th Street: Preservation of 100 Senior Units. DS amended previous agreements, and supported and assisted with funding applications. » Brethren Manor, 3333 Pacific: Preservation of 295 Senior Units. Health and Human Services (HHS) provided tenant protection vouchers and coordinated with the U.S. Department of Housing and Urban Development (HUD). DS supported and assisted with funding applications. » American Goldstar Manor, 3021 Goldstar Drive: Preservation of 283 Senior Veteran Units. HHS provided tenant protection vouchers and coordinated with HUD.

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Housing Assistance to, and Preservation of, Affordable Units (continued)			
Preservation of At-Risk Unit	Extend affordability through acquisition/ rehabilitation efforts. Provide tenant education and information on special Section 8 voucher assistance set aside by the HACLB for residents displaced or impacted by the conversion of federally assisted housing projects.	Ongoing	» Beachwood Apartments, 475 W. 5th Street and 505 West 6th Street: Preservation of 45 Family and Disabled Units. Rehabilitation began in December 2017. DS/The LBCIC provided $2.1 million in funding, amended previous agreements, supported and assisted with funding applications, and provided $246,522 in Developer Impact Fee waivers. » Sara's Apartments, 240 W. 7th Street: Preservation of 29 Disabled and Senior Units. DS amended previous agreements, supported and assisted with funding applications, and facilitated the provision of Project-Based Vouchers for the project. » Federation Tower Apartments, 3799 E. Willow Street: Preservation of 50 Disabled and Senior Units. DS supported and assisted with funding applications. The City maintains a list of all assisted housing developments within the City and continues to work with property owners to renew their participation in the Section 8 program.
Housing Choice Voucher (aka Section 8 Rental Assistance)	Encourage property owners to accept Housing Choice Vouchers, including working with owners of new rental developments. Seek to raise the payment standard to expand the stock of eligible rentals, when necessary.	Ongoing	The Housing Authority currently has an allocation of 6,713 Housing Choice Vouchers. Average utilization of allocated vouchers was 85 percent in 2017 and 2018 and over 90 percent in 2019, and funds in excess of 100 percent of the Authorized Budget Authority were spent. Efforts to encourage owner acceptance are ongoing. For the 2021-2029 Housing Element, Outreach and education will be expanded to promote the new State law on source of income protection (SB 329 and SB 222).

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Housing Assistance to, and Preservation of, Affordable Units (continued)			
First Right of Refusal for Displaced Lower Income Households	By 2016, explore local options to extend first right of refusal to lower income households displaced by private development. Survey other cities to benchmark their requirements for first right of refusal. Report findings to the Planning Commission and City Council in 2017 as part of the Annual Report to HCD for Housing Element Implementation. Factors to be evaluated may include, but are not limited to: » Applicable projects (minimum size of projects subject to the requirement); » Income levels of displaced tenants and if priority should be established; » Terms and conditions offered; and » Length of offer.	2016	In 2017, Development Services (DS) staff began working with the City Attorney's office to include first right of refusal for displaced lower-income households in pending updates to the Coastal Zone In-Lieu Fee Ordinance and the Condominium Conversion Ordinance. In 2019, DS conducted public outreach relating to the pending updates, including surveys of other cities' coastal zone lower-income housing ordinances. The update to this policy was recommended by the Planning Commission on October 1, 2020 and was presented before the City Council January 19, 2021. The Mello Act revisions were refined to align with the City's Inclusionary Housing Ordinance and the updated Mello Act provisions and fees were adopted by City Council on July 13, 2021. With the passage of AB 1482 in 2019, the City Council instructed staff to work on a new Tenant Relocation Assistance Ordinance that will be consistent with state law.

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Housing for Special Needs Residents			
Continuum of Care	Develop new efficiency units on remaining land at the Villages at Cabrillo with at least half of these units targeted to extremely low income households and the remainder targeted to very low income households. Continue to support services and programs that are part of the Continuum of Care system for the homeless through the City's annual funding allocation process.	Ongoing	The City and its community partners continue to provide 1,679 Emergency/ Transitional program beds, Permanent Supportive Housing with a capacity of 854 persons (beds), and Rapid Rehousing for 28 persons. Overall, the City's housing inventory for the homeless is 2,561 beds. Furthermore, the Century Village at Cabrillo is the process of updating its master plan to expand housing on site. In June 2017, DS received a $491,233 grant from HUD for the FY 2017/2018 Emergency Solutions Grant (ESG) Program to increase the effectiveness of the ESG program and facilitate the connection with the Long Beach CoC, DS coordinates with HHS to administer and oversee the program. ESG funds provide support to two emergency shelter programs, street outreach and Rapid Rehousing services for homeless households. In February 2019, HHS was awarded $8,467,853 in 2018 CoC grant funding by HUD. The 2018 CoC award provided one-year funding to support 20 currently operating projects providing a mixture of housing and supportive services and two projects for strategic planning and enhanced monitoring activities. In 2020, the City also received $8.1 million in CDBG-CV and $15.3 million in ESG-CV funds from HUD to address the impacts of the Coronavirus. Initial funding focuses on providing emergency housing assistance to prevent homelessness. Implementation of these programs are underway.

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Housing for Special Needs Residents (continued)			
Zoning Code Update for Special Needs Housing	*Emergency Shelters:* In 2013, the City amended the Zoning Code to permit emergency shelters by right via a ministerial approval process in the Port – IP zone and in PD-31 (Villages at Cabrillo). The City will explore additional opportunities for allowing emergency shelters in PD-29 and the IL (Light Industrial) zone. Potential inclusion of sites for emergency shelters will be evaluated as part of the PD-29 Specific Plan update in 2014. Inclusion of emergency shelters in the IL zone or as an overlay in portions of the IL zone will be recommended in 2015. Factors to consider include availability of vacant and underutilized properties, access to supportive services and public transportation, as well as compatibility with surrounding uses. Annually, monitor the effectiveness of the various zones for by-right emergency shelters and pursue alternative strategies as necessary. *Single-Room Occupancy (SRO) Housing:* By the end of 2014, amend the Zoning Code to incorporate SRO housing under the provisions for Special Group Residence. Conditions for approval will be objective and pertain to performance standards such as parking, management, and security. Such conditions will be similar to those required for other Special Group Residence uses in the same zone. *Definition of Family:* Amend the Zoning Code by the end of 2014 to revise the definition of family to "any group of individuals living together based on personal relationships."	2014	Emergency shelters are allowed by right in the Port-Related Industrial Zoning District. The City continues to monitor its zoning regulations to ensure the provision of a range of housing options to the City's special needs population. In 2020, the City adopted a zoning code update to increase the areas where emergency shelters and other interim housing uses are permitted. Additionally, the City has recently updated the zoning code to add new definitions, as well as update existing ones, for uses related to interim housing and allow said uses in more districts. Examples of these include safe parking sites and social service offices. In 2015, the Zoning Code was amended to include a definition of SRO and include SRO housing under the definition of Special Group Residence. In 2015, the Zoning Code was amended to revise the definition of family. The City has also recently updated its Zoning Code to address the provision of special needs housing relating to Low Barrier Navigation Center (AB 101), Emergency Shelter (AB 139), and Supportive Housing (AB 2162).

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Housing for Special Needs Residents (continued)			
Family Self Sufficiency	Continue to implement the Family Self-Sufficiency Program. Promote program at City website, newsletters, and brochures at public counters.	Ongoing	In 2019, 17 participants graduated from the program, and a total of $857,159 in escrow funds were disbursed. A total of 484 participants have completed this program to date. This program can serve up to 674 participants.
HOPWA Tenant-Based Rental Assistance	Continue to provide assistance to 108 households through the HOPWA Long-Term Tenant-Based Rental Assistance and 120 households through the Short-Term Assistance Program. Petition for increased funding for program. Promote program at City website, newsletters, and brochures at public counters.	Ongoing	In 2019, the HACLB was awarded $1.25 million in grant funds for the HOPWA program. There are currently a total of 46 households receiving rental assistance and supportive services/case management.
Universal Design	Evaluate the feasibility of providing additional density bonuses or other incentives for new developments that include universal design (beyond required ADA standards) by 2017 as part of the tri-annual update of the Building Code.	2017	The updated Land Use Element and Urban Design Element, adopted in 2019, integrate universal design into the policy framework for future development of the City. The City will further evaluate bonuses or requirements for universal design through building code updates to occur as a result of Land Use and Urban Design Elements implementation.
HOME Security Deposit Assistance	Provide security deposit assistance to 350 homeless households. This program benefits primarily extremely low income households. Promote program to nonprofit service providers.	Ongoing	This program assists between 20 and 40 households annually over the last four years. While the number of households assisted annually has decreased in recent years due to funding availability and difficulty in locating affordable housing, this program remains an important component of the City's overall housing strategy.

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Housing for Special Needs Residents (continued)			
VASH (Veterans Affairs Supportive Housing)	Lease up all 495 allocated vouchers by 2014 and pursue additional funding in the future.	2014 / Ongoing	HACLB continues to work closely with the local VA office that provides referrals to the rental assistance program. HACLB currently administers 830 VASH vouchers with an average lease rate of 80 percent. For the 2021-2029 Housing Element, Outreach and education will be expanded to promote the new State law on source of income protection (SB 329 and SB 222).
Continuum of Care Permanent Supportive Housing	Continue to provide voucher assistance to disabled veterans and pursue additional funding in the future.	Ongoing	HACLB continues to work closely with US Veterans Initiative and Mental Health America placing hard to serve persons with disabilities through Continuum of Care grants. Of the 94 rental assistance vouchers allocated for SPC and SNAP, 32 of these vouchers have been designated to US Vets and 62 vouchers to Mental Health America. Specifically, 75 units were leased in 2019, and the lease up rate for the COC program was 80 percent.
Project-Based Vouchers	Continue to utilize project-based vouchers to provide affordable housing for youth aging out of the foster care system, homeless households, and lower income households.	Ongoing	HACLB continues to award project-based vouchers in the following projects: American Gold Star Manor (Seniors & Veterans), Cabrillo Gateway (Homeless & Disabled), Long Beach & 21st (Seniors), Palace Apartments (Emancipated Foster Youth 18-23 yrs. old)

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Housing and Neighborhood Improvement			
Home Rehabilitation	Provide rehabilitation assistance to 3,032 households (up to 80% AMI) as following: » 250 households with Owner-Occupied Rehabilitation Loans » 350 households with Multi-Family Rehabilitation Loans » 2,000 households with Home Improvement Rebates » 32 households with Mobile Home Repair Grants » 400 households with Tool Rental Assistance Promote programs via City newsletters, website, and brochures at public counters. Pursue additional funding at State and Federal levels to support rehabilitation activities.	Ongoing	As of FY 2019, the City assisted over 300 single-family and mobile home owners with rehabilitation loans: » 245 Single-Family Rehabilitation Loans completed » 54 Mobile Home Rehabilitation Loans completed In June 2017, the State withdrew remaining funds for the CalHome Rehabilitation Loan Program. The City continued processing applicants who were approved before this time and completed all loans through FY19. Since 2014, a total of 156 units in 13 projects have been rehabilitated through the Multi-Family Rehabilitation Loan Program. All funding was expended for the Mobile Home Repair Grant program as of 2019. In total, 20 mobile home repair grants were completed. The City no longer provides a direct Tool Rental Assistance Program and instead allows property owners to request a reimbursement for rented tools as part of the Home Improvement Rebate Program.

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Housing and Neighborhood Improvement (continued)			
Neighborhood Resources	As funding permits, continue to support neighborhood and community groups with services and technical support. Advertise services available via City website and newsletter.	Ongoing	The City continues to provide annual funding to the Neighborhood Resource Center. Annually, close to 40,000 residents are assisted with a variety of programs and services. Specifically, through the Neighborhood Resource Center, the City assists neighborhood associations and community groups. Services included providing neighborhood publication assistance, neighborhood project assistance, providing supplies for neighborhood projects and events, access to meeting room space, and the community computer lab. The City's Place-Based Neighborhood Improvement Strategy (PBNIS) will be incorporated into the 2021-2029 Housing Element.
Comprehensive Code Enforcement	Continue to perform inspections and train residents in nuisance abatement procedures. Inspect an average of 5,500 multi-family units annually to correct code violations. Connect City housing rehabilitation programs with code enforcement efforts to ensure assistance is provided to lower income households in making the code corrections and improvements. Conclude research on rental escrow program, Franchise Tax Board Substandard Housing program, and other alternative approaches, and report findings to the City Council by the end of 2014. Research should include an analysis on the nature and extent of code violations and extent of persistent non-compliance. Each program option will be evaluated based on factors such as cost implications, effectiveness, and administrative burden. By the end of 2015, develop a strategy to implement one or more of the program options that focus on addressing habitability issues.	Ongoing 2014-2015	The Proactive Rental Housing Inspection Program ordinance has been in place since 2015. This ordinance addresses habitability issues through a proactive approach in which the City identifies issues without residents having to call to complain. The City's Intensive Code Enforcement programs work with the Place-Based Neighborhood Improvement Strategy to address blighting conditions in these neighborhoods. The City's Place-Based Neighborhood Improvement Strategy (PBNIS) will be incorporated into the 2021-2029 Housing Element.

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Housing and Neighborhood Improvement (continued)			
Neighborhood Improvement Services	Continue to implement various neighborhood improvement programs, such as Neighborhood Partners, Urban Forestry, Home Improvement Rebates, Neighborhood Clean Up, and Neighborhood Leadership.	Ongoing	Annually, the Home Improvement Rebate Program completed exterior repairs and upgrades for about 130 to 150 households. The Neighborhood Leadership Program creates a substantial leverage of CDBG funding in additional human capital and community support. This investment in the capacity building of residents, primarily from CDBG-eligible neighborhoods, continues to pay dividends in the form of residents' enhanced ability to improve their neighborhoods even ten years after graduation from the program. The Neighborhood Partners Program was rolled into the Place-Based Neighborhood Improvement Strategy (PBNIS) as part of 2017-2021 HUD Five Year Consolidated Plan. PBNIS leverages existing CDBG programs and new funding to implement thoughtful infrastructure and beautification projects in five selected areas of the City. The Housing and Neighborhood Services Bureau's Urban Forestry program continues to implement the "I Dig Long Beach – 6,000 Trees by 2020" initiative and has expanded the initiative with a $1.26 million grant from CAL FIRE.
Foreclosure Registry	Ongoing implementation of the Foreclosure Registry Ordinance.	Ongoing	With the unknown long-term economic impacts of COVID-19, foreclosures may increase in the upcoming years, requiring continued efforts in foreclosure prevention. However, this registry is not included in the Housing Element as a specific housing program.

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Housing and Neighborhood Improvement (continued)			
Lead-Based Paint Hazard Abatement	The LHC Program has established the following work program for FY 2012 – FY 2015: » Enroll 205 housing units into the program and obtain owner consent to inspect units for lead hazards. » Conduct assessment on 195 units. » Complete abatement for 185 units. » Conduct 20 outreach events.	Ongoing	The LHC Program completed the FY 2015 – FY 2018 program and was awarded a new grant of $4.1 million for lead hazard control in low-income housing throughout the City for FY 2019-2022. In the last program: » Cumulative lead assessments were conducted in 207 low-income residential units for the 2015-2018 grant period, 44 assessments in 2018. » Lead abatement was completed in 198 units for the 2015- 2018 grant period, 69 units were abated in calendar year 2018. » To build public awareness regarding the lead abatement program, staff participated in more than 50 outreach events. The LHC Program has established the following work program for FY 2019 – FY 2022: » Enroll 205 housing units into the program and obtain owner consent to inspect units for lead hazards. » Conduct assessments on 205 units. » Complete abatements on 200 units. » In 2019, 21 units were enrolled and abatement on 2 units was completed.

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Housing Production			
Affordable Housing Development Assistance	Annually monitor availability of State and federal funding and partner with affordable housing developers, if necessary, in applying for additional funds. Identify qualified nonprofit developers for partnership in affordable housing construction and acquisition/ rehabilitation projects. Prepare and implement a Housing Action Plan (HAP) in 2015. The HAP will cover a range of topics, including the following: » Address the potential uses of a variety of funding sources available to the City (see Program 4.4, Housing Funds). Specifically, establish a priority in which the City should use available funds to assist in the rehabilitation of existing housing stock or for investing in new construction projects » Establish a strategy for the development of sites currently owned by the LBCIC, particularly those in transit-oriented neighborhoods. » Establish target populations for various programs, i.e. senior, disabled, veterans, families, etc. » Devise appropriate strategies for different neighborhoods. » Incorporate a priority for funding to preserve and promote housing affordable to lower income households in transit rich neighborhoods and other targeted growth areas, and update the HAP every five years or as needed thereafter to reflect changes in conditions and new opportunities.	Ongoing 2015	The City completed the Housing Action Plan (HAP) in 2016, which outlined the priority in utilizing the Housing Successor Agency funds and agency-owned properties. All six properties identified in the HAP have been disposed for residential development. The City's Housing Assets funds have been allocated. The City will be developing a plan, specifically on the use of inclusionary housing in-lieu fee. Staff continued to monitor federal and state funding programs, specifically the Affordable Housing and Sustainable Communities program, CalHOME program, and Permanent Local Housing Allocation program. The Long Beach Community Investment Company (LBCIC) continues to provide assistance to housing developers. Recent Projects: » Vistas Del Puerto Apartments - 48 units for families & homeless households. LBCIC provided $2.825M in funding. » Las Ventanas - 101 units for low- and very-low income households. LBCIC provided $3.5M in funding and assisted in successful application for $13.976M in AHSC funding. » The Spark at Midtown - 95 units for homeless & family households. LBCIC provided $3 million in funding. » The Beacon - 160 units for veteran/ senior households. LBCIC provided $12.3M in funding. » Washington Homes - Acquisition and rehabilitation of a single-family residence housing three individuals with developmental disabilities earning up to 50% of AMI. DS/LBCIC provided $252,800 in funding.

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Housing Production (continued)			
Affordable Housing Development Assistance (continued)	Continue to provide funding to help gap-finance affordable housing. Priority in funding is granted to projects housing special needs groups (such as the elderly and the disabled, including those with developmental disabilities) and/or enriched with supportive services such as childcare, health programs, job training, and financial and legal counseling.		Recent Projects (continued): » Redondo Homes - Acquisition and Rehabilitation of five units for individuals with developmental disabilities earning 50% AMI. DS/LBCIC provided $875,920 in funding. Underway » 14th Street between Pine/Pacific – 11 Units (For Sale – Family). The LBCIC approved a Disposition and Development Agreement with Habitat for Humanity and a loan in the amount of $990,000 to the project. » 469 West Apartments (Magnolia & PCH) – 40 units of homeless/extremely low- income housing proposed. The LBCIC approved a Disposition and Development Agreement with LINC Housing and a loan in the amount of $2,250,000 to the project. » 1500 E. Anaheim Street – 88 Units (Rental – Family & Special Needs). The LBCIC approved a $4,000,000 Loan Agreement with BRIDGE Housing. » Woodbridge Apartments (1117 Elm Avenue and 421 W. 33rd Street) – 49 Units (Rental – Family). The LBCIC approved a $1,100,000 Loan Agreement with Century Affordable Housing Development. » 9th Street Homes - Acquisition of a single-family residence housing four individuals with developmental disabilities earning 50% AMI. DS/LBCIC to provide $151,676 in funding. » Sunfield Homes - Acquisition of a single-family residence housing four individuals with developmental disabilities earning 50% AMI. DS/LBCIC to provide $150,000 in funding. » Keynote Homes - Acquisition of a single-family residence housing four individuals with developmental disabilities earning 50% AMI. DS/LBCIC to provide $150,000 in funding.

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Housing Production (continued)			
Affordable Housing Development Assistance (continued)			Underway (continued) » Clark Apartments - 7 units (Rental - Special Needs) - LBCIC approved a $1,180,000 loan agreement with HOPE to provide housing to individuals with developmental disabilities earning 50% AMI.
Adequate Sites	Maintain an adequate sites inventory for the remaining RHNA of 7,048 units (886 extremely low income units; 887 very low income units; 1,066 low income units; 1,170 moderate income units; and 3,039 above moderate income units). Identify additional opportunities for housing through updates to the following: Land Use Element and PD-29 by 2014. Monitor development trends to ensure availability of sites for residential uses. Provide sites inventory to interested developers and to assist in identifying additional opportunities for residential development. Provide technical and financial assistance to developers of low and moderate income housing.	Ongoing 2014 Ongoing	The City continues to track and maintain an adequate sites inventory for the remaining RHNA. The Long Beach Housing Dash Boards track the City's progress in meeting its Housing Element targets. In 2017, the City Council adopted a set of 29 policy recommendations relating to revenue tools and incentives for the production of affordable and workforce housing, after a public outreach and policy development process led by the Mayor's Affordable and Workforce Housing Study Group and assisted by City staff. The Land Use Element update, adopted in December 2019, includes potential new housing opportunities along commercial corridors as well as increased density opportunities within some existing multifamily housing areas. The Midtown Specific Plan was adopted in 2016 (an update of PD-29), and encourages medium to high-density transit-oriented development along Long Beach Boulevard, particularly surrounding Metro Rail (A-Line) stops. These efforts will increase housing opportunities and locate housing near transportation, employment, goods and services.

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Housing Production (continued)			
Adequate Sites (continued)		Ongoing	In July 2020, the City Council adopted an Inclusionary Housing Policy which will apply to residential projects starting construction after January 1, 2021 within the Downtown area. As part of the 2021-2029 Housing Element update, the City undertook a comprehensive and elaborate review of its vacant and underutilized sites with potential for residential development.
Adaptive Reuse	Adopt revisions to the Municipal Code in 2014 to encourage adaptive reuse and once adopted, promote adaptive reuse to property owners and interested developers.	2014	The adaptive reuse program became effective January 1, 2014, as part of the new Building Standards Code. The Adaptive Reuse Program and Ordinance streamlines the development process for the adaptive reuse of existing historic structures. Reuse of the Edison building is a recent example of adaptive reuse in Long Beach. The City aggressively markets the program and assists developers through the process.
Affordable Housing Funding Opportunities	On an annual basis as part of the City's budget process, the City will regularly evaluate opportunities to direct funding to the Housing Fund. In accordance with AB 1484, establish an amortization schedule to repay approximately $16.3 million in debt owed the Housing Fund from the Downtown Project area related to deferred housing set-aside payments by early 2014, subject to approval by the State Department of Finance. In accordance with AB 1484, establish an amortization schedule by the end of 2014 to repay approximately $8.1 million in debt owed the Housing Fund from the former Redevelopment Agency related to the advance of funds as allowed by AB x4 26 (SERAF), subject to approval by the State Department of Finance.	2014 2014	As of 2016, all of the SERAF debt has been repaid to the Housing Fund. In FY 2016, the final payment was made on the Downtown Project Area debt, providing a full repayment to the Housing Fund. In FY 2016, the Successor Agency and Oversight Board authorized the former Redevelopment Agency Debt to the City as an enforceable obligation, and submitted it to the State Department of Finance for approval. Twenty percent of any repayments of the City debt must be deposited into the Housing Fund. Disbursements have been deposited into the Housing Fund in FY16 and FY17 and will continue through 2019.

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Housing Production (continued)			
Affordable Housing Funding Opportunities (continued)	AB 1484 allows a former redevelopment agency to repay loans received from its host city. Under AB 1484, when this debt is reestablished and payments begin, a portion of the loan repayment, no less than 20%, must be used for low and moderate income housing purposes. The City of Long Beach intends to reestablish this debt by 2020, subject to approval by the State Department of Finance. By the end of 2015, research potential redirection of condominium conversion fees for deposit into the Housing Trust Fund. On an annual basis, research eligible funding sources, including State Prop 1C programs, for deposit into the Housing Trust Fund. By the end of 2015, conduct a financial analysis and nexus study to review the viability of the Coastal Zone in-lieu fee and consider revisions to the fee structure, if necessary, as part of the FY2016-2017 budget process and master fee schedule update. Annually monitor the availability of State and federal funding and pursue additional funding as appropriate. Continue to partner with affordable housing developers and other supportive service providers in funding applications.	2020 2015 Ongoing 2015 Ongoing	In December 2018, the City Council adopted recommendations prepared by the Everyone Home Task Force to address homelessness in the City, including directing staff to explore the feasibility of dedicated funding for housing for homeless and precariously housed people, including a bond measure, parcel tax, and tax incentives. DS has conducted a nexus study to update fees for the Coastal Zone In-Lieu Fee Program which was presented before the City Council for adoption on January 19, 2021 and adopted on July 13, 2021. Staff reviews all available state and federal funds for housing on an ongoing basis. In FY17, the City was a joint applicant for two applications for Affordable Housing and Sustainable Communities (AHSC) Program funding. One project was awarded $13.95 million in AHSC funds. The Inclusionary Housing Ordinance, adopted in January 2021, includes in-lieu fees for developers that choose not to include affordable units within a project that falls under the requirements of the ordinance.

Table E-1: Review of Progress in Implementing the 2013-2021 Housing Element (continued)

Program	Objective	Timeframe	Status
Homeownership Opportunity			
City First-Time Homebuyer Assistance	Assist 25 lower income households with homebuyer assistance. Promote programs via City newsletters, website, and brochures at public counters. Pursue additional funding from State housing programs; annually explore funding opportunities with State HCD. Promote program to City residents by providing information on City website, public counters, and other community locations.	Ongoing	The LBCIC has provided 16 second mortgage loans to very low- and low-income first- time homebuyers. This program is currently discontinued. Information on state and county programs is promoted on the DS website, to interested homebuyers, realtors, and lenders.
Mitigation of Government Constraints			
Development Incentives	Continue to offer regulatory incentives to accommodate the development of accessible and affordable housing. Monitor development trends to determine the continued adequacy of incentives in facilitating affordable housing and augment incentives as necessary. Promote incentives to interested developers and provide technical assistance through pre-application meetings in the use of various incentives.	Ongoing	DS continues to offer a pre-application process whereby developers can gain early-input on potential development projects and have any fees paid applied to their future Site Plan Review fees. This process provides early input to developers at minimal cost. The City also tracks development activity and assists developers with both the planning and building application and funding process. The adoption of the Midtown Specific Plan also incentivizes and streamlines TOD development.
Fair and Equal Housing Opportunity			
Fair Housing	Continue to participate in fair housing programs and support fair housing services and tenant/landlord counseling services. Promote programs via City newsletters, website, and brochures at public counters.	Ongoing	DS has renewed its contract with the Long Beach Fair Housing Foundation to provide fair housing services and tenant/landlord consulting services. In 2016, DS prepared an updated Assessment of Fair Housing (AFH), which was approved by HUD in April 2017. The 2021-2029 Housing Element will incorporate the findings and recommendations of the AFH.
Monitoring and Review			
Annual Report	Present annual progress report to the City Council and submit to HCD.	Ongoing	DS continues to present the Annual Progress Report to City Council and submit it to HCD.

Table E-2: Accomplishments vs. Objectives

<table>
<tr><th></th><th colspan="2">New Construction</th><th colspan="2">Rehabilitation</th><th colspan="2">Preservation</th><th colspan="2">Housing Assistance</th></tr>
<tr><th></th><th>RHNA (1/1/14-10/1/21)</th><th>Constructed (1/1/14-12/31/19)</th><th>Objectives</th><th>Rehabilitated</th><th>Objectives</th><th>Preserved</th><th>Objectives</th><th>Households Assisted</th></tr>
<tr><td>Extremely Low Income (0-30% MFI)</td><td>886</td><td rowspan="2">410</td><td>1,010</td><td></td><td rowspan="2">800</td><td rowspan="2">1,017</td><td>4,656</td><td></td></tr>
<tr><td>Very Low Income (31-50% MFI)</td><td>887</td><td>1,060</td><td></td><td>4,308</td><td></td></tr>
<tr><td>Low Income (51-80% MFI)</td><td>1,066</td><td>177</td><td>1,167</td><td></td><td>0</td><td>0</td><td>71</td><td></td></tr>
<tr><td>Moderate Income (81-120% MFI)</td><td>1,170</td><td>39</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>Above Moderate Income (>120% MFI)</td><td>3,039</td><td>2,592</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td colspan="9">Notes:
Housing rehabilitation includes:
Housing Rehabilitation
LBP Abatement
Housing assistance includes the following programs:
Housing Choice Vouchers
Family Self-Sufficiency
HOPWA Tenant-Based Rental Assistance
HOME Security Deposit Assistance
VASH
Project Based Vouchers
First-Time Homebuyers Programs</td></tr>
</table>

Cumulative Impacts on Addressing Special Needs

The City of Long Beach had worked diligently over the past eight years to address the housing needs of special needs populations through a variety of actions:

- Preservation of at-risk housing: The City extended affordability for a number of affordable housing projects that are targeted for special needs groups. These include: New Hope Home (seniors); Sea Mist Tower (senior veterans); Covenant Manor (seniors); Brethren Manor (seniors); American Goldstar Manor (senior veterans); Beachwood Apartments (disabled); Sara's Apartments (seniors and disabled); Federation Tower (seniors and disabled).
- Continuum of Care: The Long Beach CoC continues to provide 1,679 Emergency/Transitional program beds, Permanent Supportive Housing with a capacity of 854 persons (beds), and Rapid Rehousing for 28 persons. Overall, the City's housing inventory for the homeless is 2,561 beds.
- Zoning revisions for special needs housing: The City revised the Zoning Code to address the provision of emergency shelters and single-room occupancy housing,
- Housing assistance for special needs populations: These include Tenant-Based Rental Assistance (TBRA) for persons with HIV/AIDS and Veterans Affairs Supportive Housing (VASH) vouchers for veterans.
- Expansion of affordable housing opportunities through new construction and acquisition/rehabilitation:
  The City has supported the expansion of affordable housing for special needs populations. For example, the City is effective in its use of HOME CHDO funds with partners including Home Ownership for Personal Empowerment (HOPE). HOPE creates permanent affordable housing for persons with developmental disabilities by acquiring and rehabilitating single-family homes and small multi-family buildings to deliver safe housing with onsite social services, while providing a new sense of self-sufficiency for this vulnerable population. In partnership with the City, HOPE has acquired and rehabilitated a total of 46 units. The rehabilitation of these units consists of upgrading accessibility features and other improvements to support the safety, comfort, and independence of residents. The following is a list of projects developed by HOPE:

    - 116 Redondo Ave - 7 units
    - 6711 E 9th St - 4 units
    - 4734 Sunfield Ave – 4 units
    - 6127 E Keynote St – 4 units
    - 817 Daisy Avenue – 7 units
    - 4410-12 Banner – 7 units
    - 2800 Baltic Ave – 3 units
    - 1402 E. Washington – 3 units
    - 4713 Clark Ave – 7 units

  These projects are scattered citywide, with over 70% of the projects in highest and high resource areas, therefore addressing the first goal of the City's Assessment of Fair Housing to preserve affordable housing in low-income neighborhoods and expand affordable housing citywide.

For the 6th cycle Housing Element update, the City will continue its efforts in addressing the housing needs of special needs group, with an emphasis on those with extremely low incomes. The City will also expand its efforts on enhancing tenant protection services and programs.

This page left intentionally blank

Appendix F: Fair Housing Assessment

A. Introduction and Overview of AB 686

In 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

» A summary of fair housing issues and assessment of the jurisdiction's fair housing enforcement and outreach capacity;
» An analysis of segregation patterns and disparities in access to opportunities,
» An assessment of contributing factors; and
» An identification of fair housing goals and actions.

For generations, Long Beach communities of color and housing advocates have been fighting to address inequities in access to quality, affordable housing for all Long Beach residents. In recent years, thanks to community advocacy, city leadership and policy direction, and a greater recognition of housing as primary a social determinant of health, the City has taken steps to better understand, recognize and begin to address fair housing issues through changes in policy, including through the 2016 Assessment of Fair Housing, the 2020 Framework for Reconciliation, and in development of the 2021 Housing Element update which has been:

» Grounded in an assessment of fair housing issues
» Informed by community voices and priorities, and
» Designed to address fair housing issues through specific goals, policies, programs and measurable actions

B. Assessment of Fair Housing Issues

1. History of Fair Housing Issues & City Response

Fair housing has been an issue in Long Beach since before the City was founded. The first stewards of the land in Long Beach were the Tongva/Gabrielino people dating back over 5,000 years. In 1784, Spanish War veteran Jose Manuel Nieto was granted 300,000 acres of land that was later divided into smaller areas, including Rancho Los Cerritos and Rancho Los Alamitos in what is current day Long Beach. Settlement on Tongva land brought new diseases, causing the death and displacement of many indigenous people. (Timeline Of Racial Inequities In Long Beach).

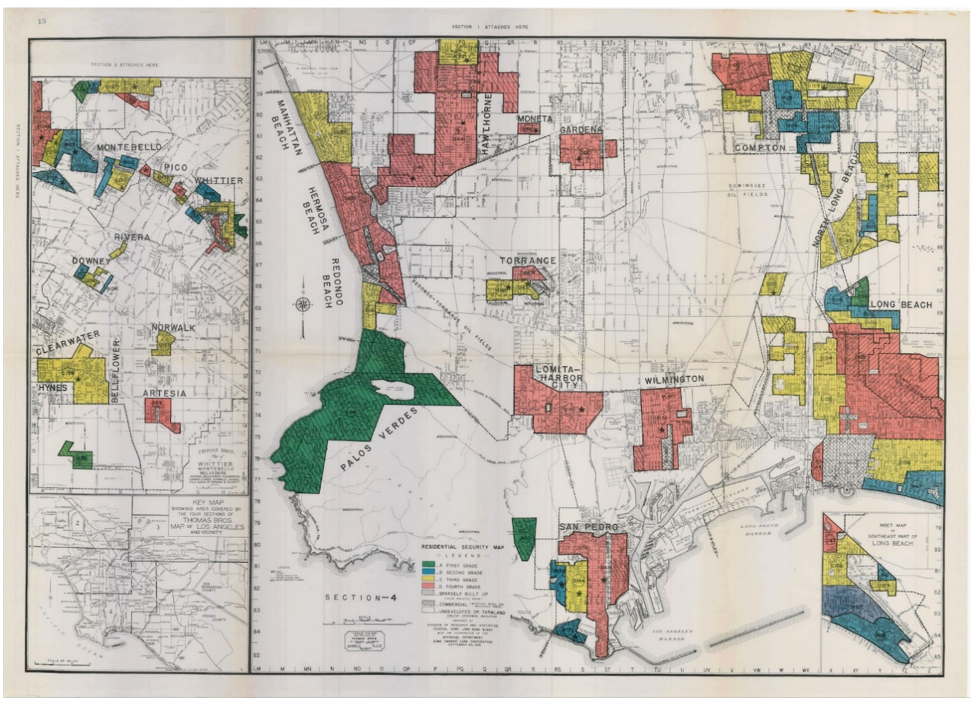
The 20th century history of race and suburbanization in Long Beach was fraught with many forms of housing discrimination — from blockbusting and redlining along racial lines to discrimination against senior citizens and members of the LGBTQ community. The pressures of real estate prices, urban renewal efforts, and aging housing stock, combined with a postwar eastward expansion of new deed-restricted residential communities, created a significant housing gap between low-income and middle-class residents. Thanks to the hard work of organizations like the Fair Housing Foundation and community advocates, Long Beach made significant progress in becoming a more diverse and integrated community, yet much work remains to fully address fair housing issues that continue today.

Two New Deal housing initiatives, the Home Owners Loan Corporation (HOLC, founded in 1933) and the Federal Housing Administration (FHA, founded in 1934), were created by the federal government to encourage homeownership and protect homeowners at risk of foreclosure during the Great Depression. In practice, they only provided protection for the White community. Through an overt practice of denying mortgages based upon race and ethnicity, the FHA played a significant role in the legalization and institutionalization of racism and segregation throughout the country including in Long Beach.

The 1939 HOLC "redlining" map of Long Beach (see image below) shows redlined neighborhoods of the Central area, West Long Beach, and the area north of Anaheim to the Signal Hill Oil Fields and eastward to the Pacific Coast Highway (see map). Those same areas of Long Beach are still the areas with the highest concentrations of people of color, along with North Long Beach, and still experience the greatest disproportionate fair housing issues today, including overcrowding and overpayment.

White flight[1], and the practices of deed restrictions, redlining, and other discriminatory policies meant that minority populations coming to Long Beach during and after World War II – including the large influx of African Americans moving to the area for employment opportunities and the 1,000 Japanese Americans returning to Long Beach after incarceration – faced segregated housing conditions. Many public housing projects in Long Beach, which largely housed people of color, were demolished in the post-World War II period. Discriminatory practices embedded in governmental housing policies also presented obstacles to prospective African American homebuyers.

In the decades after the war, Long Beach was "transformed into a booming bedroom community of 10,000 homes."[2] Virtually all of the new housing developments were subject to restrictive covenants and off limits to people of color.[3] Prior to the 1960s, Long Beach landlords and sellers could legally refuse to sell or rent to these populations. This included in neighborhoods with existing housing stock as well as new postwar housing developments.



1939 Redlining Map. Source: LaDale Winling and urbanoasis.org

[1] White flight refers to the large-scale migration of White people from areas becoming more racially or ethno-culturally diverse. Starting in the 1950s and 1960s, the term became popular in the United States specifically in reference to White residents leaving racially mixed urban regions to more racially homogeneous suburban communities.

[2] City of Long Beach, Development Services Department, City of Long Beach: Citywide Historic Context Statement, prepared by Sapphos Environmental, Inc., July 10, 2009, 49.

[3] A notable exception to this is Lakewood Rancho Estates, which at the time of its development in 1953 was outside the city limits of Long Beach. The Lakewood Rancho Estates tract was designed by Cliff May with architect Chris Choate. The planned community consisted of 600 dwellings on tree-lined streets and surrounded by large traffic arteries on all sides. The development catered to the middle-class, offering homes at $11,000. Telephone interviews with original owners revealed that a few Latina/o families purchased homes in the development. No long-time residents remembered any African American or Japanese American neighbors living in the tract or attending nearby schools. However, if deed restrictions were present for the tract, they were selectively enforced. Note that the original CC&Rs were inaccessible for this project due to COVID-19 restrictions which limited access to archives.

African Americans who did not live in public housing during and immediately after World War II primarily resided in the Central neighborhood. Those who were able to purchase homes in the area faced the continued impacts of the Central neighborhood having been redlined, as well as additional lending restrictions that continued the racist practices put in place in the 1930s, including "contract sales." Because FHA restrictions would not insure the homes of Black buyers, these policies often resulted in the sale of homes on inflated "installment plans" in which no equity accumulated. The contracts provided that the ownership would transfer to purchasers after fifteen or twenty years, but if a single monthly payment was late, the seller could evict the would-be owner, who had accumulated no equity in the process. Contract sales often resulted in couples working double shifts to make payments and to defer maintenance. It also meant that people were tied to their properties long-term, with no ability to move. In his memoir, Ernest McBride, Sr. (1909-2007) related his own experience with a contract sale for the purchase of his house at 1461 Lemon Avenue (extant; Long Beach Historic Landmark). In the book, McBride details extensive negotiations with the realtor, who inflated the price of the house. Ultimately, he purchased it for $9,500, with $3,000 down and $90 per month.[4]

As described in the *City of Long Beach Historic Context Statement*, vast acres of agricultural lands to the north and northeast of downtown Long Beach were redeveloped as suburban residential neighborhoods after World War II.[5] Large swaths of land were annexed into the city from the 1950s – 1970s. This was a transformational period that increased the area of the city by 15 square miles—a 50 percent increase in Long Beach's physical footprint. This area, which became known as East Long Beach, developed differently than pre-World War II Long Beach, mirroring the postwar development patterns across Southern California as an influx of residents created an unprecedented demand for new single-family housing.

The dramatic expansion of Long Beach in the post-World War II era comprised approximately 188 annexations, large and small, the vast majority of which took place during the 1950s. The rapid pace continued during the 1960s, but activity slowed significantly during the 1970s. As a result of all of this activity, developers changed the face of residential development in Long Beach.

The City of Long Beach had already started to annex surrounding land in the late 1940s; however, activity was slow until the ensuing decades. Between 1945 and 1949, 1,018 acres were annexed into the City. Only three of these annexations were in excess of 100 acres. Between 1950 and 1959, 6,987 acres were added to Long Beach—approximately six times the acreage of the previous period. The 325–acre Lakewood Rancho Estates, designed by Cliff May with architect Chris Choate and annexed in 1953, represented a significant addition to the city. Eight other annexations during this period were in excess of 200 acres each, including some non-residential acreage, notably the land comprising the present-day CSULB and El Dorado Park. Other large annexations from the period were located around CSULB, including Bixby Hill and the area south of 7th Street (now University Park Estates and Bixby Village).

These additions were primarily located to the northeast of downtown, transforming former agricultural lands into the ultimate California cash crop: tract houses. Many of these neighborhoods were subject to single-family residential zoning, which made it illegal to build multi-family residences on parcels in the new subdivisions. Although the zoning laws were "adopted ostensibly to preserve neighborhood character, they have also had the effect of perpetuating or increasing racial and economic segregation."[6] Even after the Fair Housing Act was enacted in 1968, these restrictive zoning laws effectively perpetuated housing segregation in postwar subdivisions like those in East Long Beach. According to census data from the 1950s and 1960s, the large postwar annexations on the east side of Long Beach were not populated by communities of color, as they

[4]McBride and Nash, Fighting for the People, 72-75.

[5]Sapphos Environmental, Inc., City of Long Beach Historic Context Statement, July 10, 2009, 121. While this is not a comprehensive list of Long Beach tract development during the postwar period, it does represent the broad patterns of home development and suburbanization that characterized Long Beach in the mid-20th century.

[6]Will White, "The History and Future of Single Family Zoning," United Way Bay Area, April 15, 2021, https://www.uwba.org/blog/stories/the-history-and-future-of-single-family-zoning (accessed September 2021).

were systematically excluded both by policies and market practices such as blockbusting and racial covenants. Even decades after restrictive covenants were deemed illegal to enforce, many covenants are still on record today, and residential neighborhoods in East Long Beach remained segregated due to a multitude of factors including the implicit racial bias in the homebuying process, little opportunity for development or redevelopment in those low-density neighborhoods, and the lack of intergenerational wealth for people of color today whose families were excluded from purchasing homes during this period.

Available housing stock for African Americans in Long Beach received another blow in 1963, when Long Beach City College acquired property for campus expansion.[7] In the process, 120 African American families lost their homes north of Pacific Coast Highway and east of Orange Avenue. Real estate agents steered those families to the integrated Westside, fueling blockbusting practices that the West Side Neighbors group and activists mobilized against. This also exhibited a historical trend of large institutions developing in predominantly community of color neighborhoods where community members had less political voice and less ability to oppose such efforts despite the displacement impacts.

One of the more common vehicles for the displacement of diverse communities was the construction of the federal interstate highway system. As described in the book The Color of Law, "in many cases, state and local governments with federal acquiescence, designed interstate highway routes to destroy urban African American communities."[8] The creation of the Long Beach Freeway (Interstate 710) in the early 1950s was largely an exception to this rule, as it was constructed on county-owned land associated with the Los Angeles River. In addition, the construction of the San Diego Freeway (I-405) from 1957-1960 also resulted in relatively little displacement when compared with other freeways, as a portion of the freeway cut through property associated with the Long Beach Airport. However, 23 dwellings near Atherton Street and Studebaker Road were removed as part of the project.[9]

The construction of State Route 91 in the late 1960s, on the other hand, cut through a relatively well-populated area of the city. A review of historic aerial photographs of North Long Beach before and after construction of the 91 reveals the bifurcation of some neighborhoods and housing developments and the loss of many buildings. The State Highways Division began to acquire property north of Artesia Boulevard in the northernmost part of the city in the early 1960s. However, due to budgetary issues, the actual removal of many of the structures was delayed and by the mid-1960s, the area of vacant homes attracted squatters, vice, and squalor.[10] Known as the Artesia Freeway, State Route 91 opened in September of 1970, displacing many African Americans and other residents.

Redevelopment Agencies played a major role in shaping low-income communities of color in cities throughout the country, making significant public investments and oftentimes leading to wholesale displacement of existing residents and businesses. The Long Beach Redevelopment Agency (LBRDA) was established in 1961 to promote economic renewal in local neighborhoods. Its work changed city streetscapes by altering various residential areas and commercial corridors. The City of Long Beach's first focus of Redevelopment was west of Downtown. Subsequent LBRDA projects included Downtown Long Beach, Long Beach Boulevard, Pine Avenue, Atlantic Avenue, the Westside, Central Long Beach, the Poly High School neighborhood, Los Altos, Bixby Knolls, North Long Beach, and "brownfields project" areas with industrial or petroleum pollution, among others. In short, the LBRDA's work affected many areas of the City of Long Beach. The LBRDA was dissolved in 2012 through legislation by the State of California. At that time, it controlled 40% of the City's land, and millions of property tax dollars (Historical Society of Long Beach).

[7] Day and Tucker, The Heritage of African Americans in Long Beach, 3.

[8] Rothstein, The Color of Law, 133.

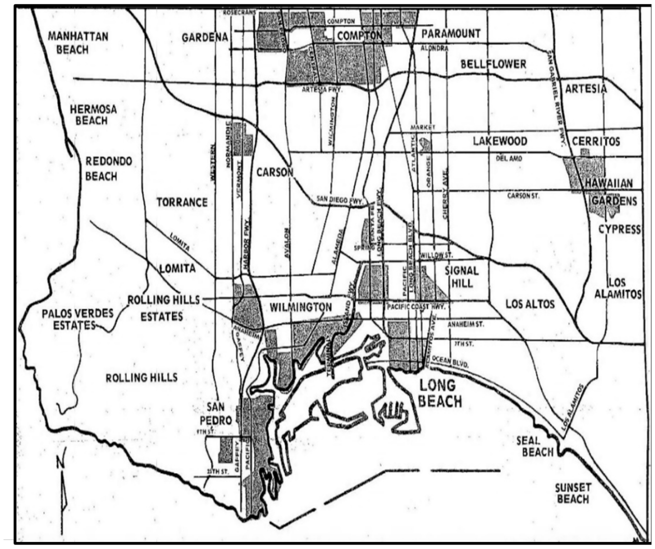
[9] "City Joins Freeway Move Plea," Independent Press-Telegram, February 11, 1958, 17.

[10] "Demolition Asked for Vacant Homes," Independent Press-Telegram, August 12, 1966, B1.

As early as 1969, a few African American families started moving into North Long Beach and were met with the same blockbusting tactics used in other neighborhoods. By 1976, these blockbusting efforts were largely unsuccessful and North Long Beach became integrated with a mix of White, African American, Latina/o, and Asian American residents.[11] The *Independent Press-Telegram* estimated that approximately 10 percent of North Long Beach's population consisted of middle-class African Americans.[12]

According to a 1975 study conducted by the Center for New Corporate Priorities (CNCP), redlining was actively practiced in Long Beach, including in North Long Beach, the Westside, and Zaferia (see image on right). In 1976, redlining was once again at the forefront of the fight for fair housing in the city. During this period, banks refused to fund mortgages in certain areas of the city due to discriminatory attitudes and the assumption of deterioration of neighborhoods in black neighborhoods and communities of color including North Long Beach, West Long Beach, and the Wrigley district.[13] The Ad Hoc Coalition on Redlining called on city officials to crack down on redlining and withdraw city business from financial institutions that practiced it. In support of their position, the coalition cited a report submitted by Jan Taylor, a CSULB student who confirmed through interviews with realtors that redlining was taking place in the city.

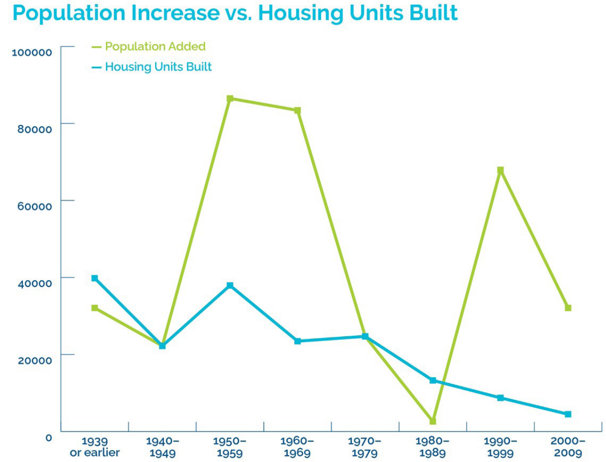
The impacts of these discriminatory policies practices are still seen in segregation patterns, patterns of neighborhood investment and displacement, and more generally fair housing issues in the City of Long Beach still today. The City is taking important steps in beginning to further acknowledge this history through development the Race & Suburbanization Context Statement, efforts related to the Racial Reconciliation Framework, and in considering policy decisions such as the Housing Element Update. The City is developing Equity Action Plans to better identify inequities and institutionalize the consideration of equity impacts in policy decisions including those related to housing. This backdrop informs the Housing Element Update and specific policies and programs that are included based on the fair housing assessment data and feedback from communities most impacted by the housing crisis.



1975 Redlining Map (redlined areas indicated in gray). Source: Independent Press-Telegram.

Restrictive zoning and land use policies have played a role in perpetuating patterns of segregation and exclusion in Long Beach. As regulations and practices to address fair housing issues became better institutionalized in the late 1970s, a steep decline in housing production took place in Long Beach that continued until 2010. Although population growth was also slowing in the 1970s, it began spiking again significantly in the 1980s with the increase in Southeast Asian and Latino communities in Long Beach. As the graph below shows, housing production has not kept up with population growth since around 1970. This is

Population Increase vs. Housing Units Built



[11] "Natives, Newcomers Find Niche in Long Beach Neighborhoods," Los Angeles Times, December 23, 1979.
[12] Charles Sutton, "Middle Class Blacks Find Haven in North L.B.," Independent Press-Telegram, May 18, 1976.

a major contributing factor to the high rate of household overcrowding in Long Beach that disproportionately impacts communities and neighborhoods of color in Central, West and North Long Beach. A 2015 analysis showed that not only does overcrowding still disproportionately impact these areas today, but also age of housing stock and lack of public and private investment disproportionately impact Central, West and North Long Beach. Based on building permit data from 2015, these areas experienced disproportionately lower private and public sector investment based on building permit valuation data. For example, although 26% of single-family residential houses were in that geography, only 16% of the investment value behind permits for single family houses were pulled for within that geography, and although that area represented 46% of the City's commercial properties, only 33% of commercial permit value was whiten that geography (conversely, multi-family residential investment was on par, at 56% of properties at 56% of building permit valuation). This analysis helped inform the City's Consolidated Plan update at the time including to focus resources in place-based improvements for R/ECAP areas where commercial and residential rebate programs have been focused in these areas and are being used at a much higher rate than previously. The analysis also informed the ongoing allocation of additional code enforcement resources in those areas through the formation of a Code Enforcement Designated Area (CE-DA) where CDBG funds are now being focused in areas of greatest need within CDBG.

Housing development was constrained by increasingly restrictive zoning and land use regulations designed to address community outrage and pushback over new housing such as "crackerboxes" developed predominantly for the increasing community of color populations. Zoning regulations throughout many parts of Long Beach have not been updated since the 1980s. Efforts to reverse such restrictions began in specific areas though "planned development" districts, most notable the Downtown Plan, and expanded through a citywide effort to update land use regulations began in 2004 but was not adopted until December 2019 through the Land Use Element (LUE) update that took 15 years to get adopted. The City is now underway with developing new zones and rezoning properties to implement the LUE framework to support housing and a mix of compatible uses throughout the City.

At the same time that housing production reduced dramatically, the City's economy transitioned away from manufacturing (much of which had been tied to the defense and aerospace industries) towards employment in lower paying sectors including retail services, logistics and hospitality. As the economy of the city underwent these structural changes, Long Beach experienced rapid demographic shifts . This has left large segments of the community inadequately served by current policies and institutions related to either housing or economic development. The racial and ethnic composition of Long Beach underwent structural change at the same time that the city experienced the bulk of its deindustrialization and decline in manufacturing employment. In 1980 Long Beach was a majority white community, with the white population representing 68% of the city's total population. By 2000 the city became a majority minority city with the nonwhite population accounting for 67% of the city's population. Together, these factors have led to increasing levels of inequality in Long Beach over the last 30 years. (Long Beach Equitable Growth Profile).

In 2012, the City adopted the Downtown Plan which has led to thousands of new housing units but did not an inclusionary housing requirement for which housing advocates fought hard to be incorporated into the plan. Although an inclusionary housing requirement was not included at the time, many housing advocates stayed involved in the 2013 housing element update and served as representatives on the 2016 Mayor's Affordable & Workforce Housing Policy Study Group through which formal policy direction was adopted to develop an inclusionary housing requirement (see more details in the section below).

In 2015, staff from multiple departments across the City began participating in training as part of the Government Alliance on Race and Equity (GARE). Staff began to develop tools and analysis to better understand, communicate, and take steps to begin addressing the impacts of government's role in perpetuating structural and systemic racism. This included staff undergoing training and strategic planning exercises that included examination of local history. Through the process of reviewing literature and speaking with community leaders, staff honed in on the histories and continuing challenges related to unfair housing practices and outcomes in Long Beach. For example, examination of historical redlining maps revealed that many of the fair housing issues experienced today, such as overcrowding and threats of displacement, are experienced in the same communities that were historically redlined and are still predominantly communities of color today.

In 2016, the City of Long Beach completed an Assessment of Fair Housing (AFH) in accordance with the Federal Affirmatively Furthering Fair Housing Rule of 2016 (see more details in the section below). The Long Beach AFH was reviewed and approved by HUD. As part of the AFH development, the City conducted a series of outreach events and a fair housing survey to obtain input on fair housing issues and impediments to fair housing choice. Outreach was conducted in multiple languages – English, Spanish, Khmer, and Tagalog. Major community concerns included:

» Lack of affordable housing
» The need for inclusionary housing
» Threats of displacement are serious
» There is a lack of ability to age in place
» Eviction protections are needed
» Rent control and stabilization are needed
» Access to capital and financial resources is limited
» There is a need affordable housing in desirable neighborhoods
» There is not enough available housing

Staff who developed the 2016 AFH next worked with other department and 28 community organizations and partners to develop a federal Promise Zone designation application for the area of the City with the worst outcomes across all indicators. Between the AFH and Promise Zone application, in addition to the GARE trainings, staff began to better understand place-based inequities in the City. In recognition of these race and place-based inequities, as part of the Consolidated Plan that was informed by an in-depth community engagement process and prioritized community needs. The plan was approved in 2017 and through it, the City focused significant and intentional funding within R/ECAPs and Place Based Neighborhood Improvement Strategy (PBNIS) areas based on HUD and R/ECAP data. This was an important departure to previous strategies of more equally offering CDBG dollars throughout CDBG eligible areas, which comprise roughly half of the City. This focused funding has led to community prioritized and selected place-based improvements such as lighting, greenery, alley design, crosswalks, murals, pedestrian signage and façade improvements. As a result of the Consolidated Plan process and the designation of these focused R/ECAP areas, marketing was intensified and strategic within these areas, including door to door outreach by multi-lingual staff. This led to a significant increase in the utilization of longstanding CDBG programs in R/ECAP areas, such as increased utilization of the residential and commercial improvement rebate programs. This pilot can inform future decisions about Capital Improvement spending and how to focus resources in areas of greatest need.

In January 2017, building upon the GARE trainings and equity conversations related to housing and other community priorities such as violence prevention, the City of Long Beach became the first city in Southern California to establish a municipal Office of Equity, which was set up within the City's Health Department. The Office of Equity became involved in many housing related policy discussions such as supporting an equity analysis of the City's proposed Land Use Element update, and the office helped inform many of the added equity-focused policies in the Land Use Element which were added in 2017 and 2018 based on both community feedback and recommendations from the Office. The Office of Equity has conducted several trainings with Planning staff since 2017 to ensure staff are better equipped to understand and address equity issues related to planning, land use and housing. In 2019, the Land Use Element was adopted and the City began working on a Race & Suburbanization Historic Context statement update focused primarily on fair housing issues in the post-World War II period in Long Beach. The document is now in draft form and was informed by primary and secondary research including interviews of community leaders from the period.

On May 25, 2020, George Floyd, a 46-year-old Black man, was killed by four Minneapolis Police Officers. The incident was captured on video for the world to see. Across the nation, including in Long Beach, people took to the streets in public outcry to condemn the violence and racial inequities that have systematically and historically impacted Black people. In June 2020, the Long Beach City Council engaged in a conversation about racism as a public health crisis, the need to restore public trust in City government, and how to reconcile the enormous gap in the experiences and health outcomes of impacted and vulnerable people with current City policies, especially the Black community. City staff were directed to conduct a four-step process of acknowledging the existence and longstanding impacts of systemic racism in America and in Long Beach; listening to community members' accounts and experiences of inequity and harm caused by racial injustice; convening stakeholders to evaluate the feedback and shape policy, budgetary, charter, and programmatic reform ideas; and catalyzing action by presenting a plan with immediate, short-term, medium-term, and long term recommendations.

During the listening process conducted in the summer of 2020, Long Beach community members expressed outrage over inequities causally related to our land use system, including from lack of access to quality and affordable housing, well-paying jobs, environmentally safe neighborhoods, and healthy food. The community survey conducted as part of that process actually found that "housing discrimination/redlining" was the top survey conducted as part of that process actually found that "housing discrimination/redlining" was the top way in which people in Long Beach who responded to the survey have experienced racism.

Based on this feedback, the City Council unanimously adopted the Racial Equity and Reconciliation Initiative – Initial Report on August 11, 2020. The report details actions to address anti-Black racism, advance racial equity, and create a vision for Long Beach's future where race does not determine social and economic outcomes. The goals and strategies of the initial report include actions related to government/infrastructure, public safety and policing, violence prevention, health equity and economic inclusion. Many of the Framework for Reconciliation strategies and actions focus on addressing the housing crisis, lack of access to quality jobs, environmental racism, lack of access to healthy food and health resources, and lack of access to parks and open space in communities of color in Long Beach, all of which relate directly to land use policy and practices.

At the time the Framework was developed and adopted, Planning was already well underway with the Uptown Planning Land Use and Neighborhood Strategy (UPLAN), a collaborative effort between the City and the North Long Beach community to come up with laws and policies to guide future development and create a new vision in North Long Beach. UPLAN represents a planning process done through an equity framework that geographically prioritizes communities of color with the greatest need for new strategies from the LUE, including flexibility and incentives for community-prioritized needs. UPLAN is the first process for implementing the LUE through development of new zones tailored to meet the specific community goals prioritized by North Long Beach residents. UPLAN's equity framework is focused on both the planning process and the changes in planning regulations. North Long Beach was prioritized first as a 93% person of color community with the largest number of black residents in the City. UPLAN has been grounded in a community empowerment and capacity building process in which communities most impacted by planning decisions, including young people and people of color, were prioritized in the process and had their voices and feedback uplifted, leading to special regulations incentivizing grocery stores, banks, more affordable housing, locally-serving jobs, civic institutions and other identified needs. UPLAN also includes strategies to help residents, workers, and businesses to remain in North Long Beach. This model is now being replicated in Central Long Beach through the Anaheim Corridor Zoning Improvement Plan (ACZIP). See also Housing Element Program 6.10: Zoning Code Updates Tailored to Disadvantaged Communities.

In addition to feedback from the North Long Beach community that has informed the UPLAN recommendations, North Long Beach community members called for new housing opportunity to be created across all parts of the city. Relatedly, the issue of housing segregation came up time and again through the Long Beach racial reconciliation process in 2020. Although Long Beach is one of the most diverse cities in the country, it also remains one of the most segregated cities in the country. Although there are a multitude of equity-focused policies and strategies in the LUE/UDE, the fact remains that historic patterns of development have resulted in concentrated poverty and racial segregation and implementation of the General Plan in the future should focus on remedying the legacy of exclusionary zoning and redlining. The areas with limited opportunity for new housing are those with the best schools, the greatest amount of parks and open space and the healthiest environments.

All of this context has been foundational as the City began the process of developing the Housing Element update in 2020. From the inception of the process, fair housing issues were spotlighted such as through the Housing Element Virtual Open House (still available on the project website in English and Spanish), which highlights inequities related to race, place, and other disproportionate housing needs. In addition to consideration of extensive community input for the housing element, Staff reviewed and drew from recent policy recommendations and initiatives as the basis for the draft Housing Element, including the Assessment of Fair Housing, the Framework for Reconciliation, the Mayor's Affordable & Workforce Housing report and the Land Use Element update. Recognizing the urgency related to affordable housing needed in high opportunity areas, in 2021 the City adopted two key strategies that have been identified as solutions by the Community and have worked in other jurisdictions-- an Inclusionary Housing Requirement (applied to the Downtown and Midtown Long Beach areas), and the Enhanced Density Bonus that applies citywide. Although the City did not have a legal basis for adopting an inclusionary housing requirement citywide, the Housing Element calls for the City to monitor the impacts of the ordinance and in 20204 re-evaluate to see if sufficient development facilitated by the LUE update and EDB can allow for expansion of the inclusionary housing requirement.

In 2020 and 2021, the City has allocated significant new investments to address fair housing issues in Long Beach through the Long Beach Recovery Act and other COVID-recovery related funding. Investment commitments are described throughout the Housing Element including funding to support community land trusts, rental assistance, first time homebuyer assistance, an expanded tenant right to counsel program, and housing resource navigators.

Looking ahead, fair housing issues prioritized by the Long Beach community and evidenced through data are addressed in the Housing Element update and continue to be priorities of Planning staff, the City and decision makers:

- Lack of enough affordable housing
- Threats of eviction and displacement
- Racial disparities in housing ownership
- The need affordable housing in desirable neighborhoods
- Overall lack of sufficient housing stock to meet community need

2. Assessment of Fair Housing

The City of Long Beach completed an Assessment of Fair Housing (AFH) in accordance with the Federal Affirmatively Furthering Fair Housing Rule of 2016. The Long Beach AFH was reviewed and approved by HUD. As part of the AFH development, the City conducted a series of outreach events to obtain input on fair housing issues and impediments to fair housing choice. These included:

- Four workshops in 2016 throughout four areas of Long Beach
  - Martin Luther King Jr. Park (R/ECAP)
  - Houghton Park
  - Admiral Kidd Park (R/ECAP)
  - Chavez Park
- Door-to-door outreach
  - Martin Luther King Jr. Park (R/ECAP)
  - Central Area (R/ECAP)
  - Carmelitos Housing Development (R/ECAP)
  - Houghton Park
  - Admiral Kidd Park (R/ECAP)
  - Silverado Park (R/ECAP)
  - Orizaba Park (R/ECAP)
  - South Wrigley Area (R/ECAP)
- Neighborhood Group Meetings
  - Global Refugee Awareness Healing Center (R/ECAP)
  - College Square Park
  - Houghton Park Neighborhood Association
  - East Village Association (R/ECAP Adjacent)
  - Hamilton Neighborhood Association
  - Wrigley Area Neighborhood Alliance (WANA) (R/ECAP Adjacent)
  - Semillas de Esperanza
  - Washington School Neighborhood Association (R/ECAP Adjacent)
  - Deforest Park Association

- North Alamitos Neighborhood Association (R/ECAP Adjacent)
- AOC7 Neighborhood Association (R/ECAP)

» Stakeholder Meetings
- Long Beach Community Investment Company (LBCIC)
- Carmelitos Housing Development (R/ECAP)
- Plymouth West Senior Apartments
- Apartment Association, California Southern Cities
- Continuum of Care General Membership
- Small Business Development Center at Long Beach City College
- Habitat for Humanity of Greater Los Angeles
- Long Beach Minister's Alliance
- The LGBTQ Center Long Beach
- The Guidance Center
- City of Long Beach departments
- First Bank
- Housing Long Beach
- Century Villages at Cabrillo
- Housing Authority Resident Advisory Board
- Citizens Advisory Commission on Disabilities
- Disabled Resource Center
- Fair Housing Foundation of Long Beach
- Mayor's Affordable and Workforce Housing Study Group

» Fair Housing Survey

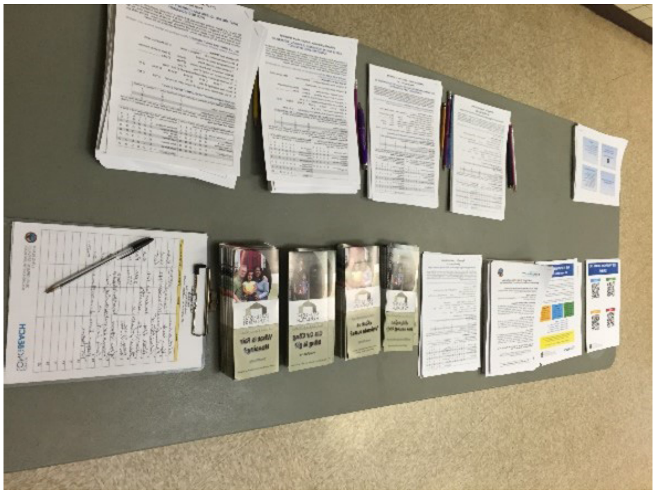
Outreach for public meetings was conducted in multiple languages – English, Spanish, Khmer, and Tagalog.

Summary of Key Comments

» Over-arching agreement that the issues and problems of affordability are not only local, but state, national and even global issues and problem as well.
- Lack of affordable housing
- Need inclusionary housing
- Displacement
- Ability to age in place
- Eviction protection
- Rent control and stabilization

» General agreement that while there may be some discrimination still taking place, the idea/definition of fair housing in outdated.

» Fair housing education on tenant rights



» Access to resources and services
- Access to capital and financial resource is limited
- Need affordable housing in desirable neighborhoods
- Available housing is limited; should limit AirBnB and condo conversion
- Increase inspection on Section 8 units
- Lack of public and private investments

Survey Results

A total of 388 responses were received:

» Ethnicity: 36% Hispanic/64% Non-Hispanic

» Race: 1.4% American Indian; 1.6% Native Hawaiian; 12.6% Asian; 45.1% White; 20.6% Black; and 18.7% Other

» Disability: 23.5% with disability

» Experience with Discrimination: 26.5% Yes

» Perpetrator: 85.3% landlords

» Basis of Discrimination: Race 42.6%; 30.9% Source of Income; Familial Status 29.4%; 17.6% Color; 14.7% Gender; 13.2% Marital Status

Some of these priorities are addressed in the City's most recent consolidated plan process that focuses place-based investment in R/ECAPs and funding for fair housing enforcement. Most others are woven into and have informed the 2021 Housing Element Update, such as proposed monitoring and expansion of the inclusionary housing program; strategies for increasing access to affordable housing in high resource areas; anti-displacement strategies; stronger eviction protections through the substantial remodel program; rental housing division to study local rent stabilization.

3. Affordable & Workforce Housing Taskforce Policy Guidance

The 2017 Report on Revenue Tools and Incentives for the Production of Affordable and Workforce Housing was developed through an extensive community process guided by a group of community leaders and housing advocates. The 29 policy recommendations adopted through this process have served as a primary framework guiding staff efforts around housing policy and program updates in the years since. In January 2016, Mayor Robert Garcia issued a call to action to address the increasingly tenuous challenge of producing affordable and workforce housing for the residents of Long Beach. In February 2016, a group of area housing leaders and advocates were assembled to comprise the ad hoc Affordable and Workforce Housing Study Group (Study Group). Area housing leaders and advocates were assembled to comprise the Study Group, which was chaired by former California Assemblywoman Bonnie Lowenthal, included representatives from Housing Long Beach; Building Healthy Communities Long Beach (now Long Beach Forward), Facilitation Lab; the Homeless Services Advisory Committee;, Century Housing; The LGBTQ Center Long Beach; and California State University, Long Beach. Many of these representatives and organizations were involved with the Downtown Plan and the 2013 Housing Element update (see history section above).

The Study Group, along with City staff, participated in multiple discussion about a variety of housing issues, and studied housing production tools in use throughout the county. The Study Group worked with staff to prepare the Report on Revenue Tools and Incentives for the Production of Affordable and Workforce Housing. The goal of the Housing Report was to recommend policies that may increase the production of affordable and workforce housing. The Housing Report was developed through a collaborative process that included research, input from the Study Group, community meetings with stakeholders and industry experts, and public study sessions. The Study Group held over 15 meetings between February 2016 and February 2017 to discuss issues, review data, and formulate a list of potential policy items for consideration.

In the fall of 2016, the Study Group and City staff hosted a series of community meetings, which were intended to facilitate conversation between affordable housing advocacy groups, the development community, and the public. Two roundtable meetings were held, one featuring a panel of housing advocates, and another featuring a panel of housing developers. Additionally, a community forum and resource fair offered opportunities for the public to provide comments on housing issues, and learn more about a variety of housing programs and services offered by the Departments of Development Services and Health and Human Services.

The final Housing Report includes 29 policy recommendations, which the City Council adopted on May 2, 2017. Since adoption of these recommendations, staff has taken the necessary steps to implement many of the key recommendations, including:

- 3.2. Immediately begin the development of an inclusionary housing policy to encourage mixed-income housing. Focus an inclusionary ordinance on homeownership units until such time as the legality of rental units is determined. Inclusionary housing ordinance adopted by City Council: February 2, 2021.
- 1.4. Promote Density Bonus incentives- The City's Enhanced Density Bonus, which is a local ordinance tailored to the Long Beach context, was adopted by City Council on October 5, 2021. The Enhanced Density Bonus Ordinance also includes no-net-loss requirements that exceed the State's requirements.
- 1.3. Waive developer impact fees for affordable housing- Although the city already waived impact fees for low-income units, as part of the 2021 Enhanced Density Bonus Ordinance, amendments to certain impact fees were made to exempt moderate income units in affordable development projects from such impact fees. The municipal code amendments establishing such exemptions were adopted by City Council on October 5, 2021.
- 3.11. Allow micro-units as a method for encouraging housing production- the ordinance establishing a micro-unit pilot program was adopted by City Council on December 8, 2020.

- 2.3. Conduct a financial analysis and nexus study to review the viability of the Coastal Zone in-lieu fee (LBMC 21.61), and consider revisions to the fee structure. Amendments to LBMC Chapter 21.61 (Maintenance of Low Income Housing in the Coastal Zone) to limit exceptions to the requirements to replace affordable units and to increase in-lieu fees for Coastal Zone areas of Long Beach were adopted by City Council on July 20, 2021.
- 3.10. Encourage the use of shipping container construction for housing-- On August 19, 2021, the Planning Commission took action with regards to shipping containers as building materials for residential structures, in order to allow the use of steel shipping container materials for dwelling units through a ministerial process rather than a discretionary process.

To maximize local efforts, this housing element is informed by other recent City initiatives, including the Mayor's Taskforce on Workforce & Affordable Housing. As part of the 6th Cycle Housing Element Update, many of the policies listed above are early implementation measures of the Housing Element and are further supported through programs and policies in the plan. Policies in the Housing Element that stem from recommendations of the Mayor's Taskforce on Affordable & Workforce Housing include:

- HE Policy 1.11: Utilize inclusionary housing and enhanced density bonuses that expand upon the density bonus and development standard concessions and incentives offered as tools to facilitate the development of more affordable housing, with a mix of affordability levels within mixed-income housing (p. 53).
- HE Policy 1.12: Provide incentives for housing that is accessible and affordable to lower income households, seniors, and disabled persons (including persons with developmental disabilities), such as through density bonus incentive programs that offer bonuses and concessions beyond those offered by the State Density Bonus Statute (Government Code Section 65915) (p. 53).
- HE Policy 1.13: Promote mixed income and/or mixed-generation housing that fosters integration of residents of different socioeconomic backgrounds.
- HE Policy 2.1: Evaluate existing zoning and design policies, impact fees and other regulations for their impact on housing construction cost through unnecessary delays or logistical roadblocks.
- HE Policy 2.3: Offer financial and/or regulatory incentives, such as density bonuses and fee reductions or waivers, where feasible, to reduce the costs and/or to remove impediments to developing affordable housing, particularly near transit.
- HE Policy 2.4: Utilize hybrid zoning and other planning tools to allow flexible residential development standards in designated areas.
- HE Policy 2.6: Provide density bonus incentives beyond those offered by the State Density Bonus Statute (Government Code Section 65915) to further facilitate the construction of affordable housing as part of mixed-income, multi-family housing development citywide, while also offering no net loss protections that exceed those required by the State and the City's local ordinance.
- 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 1.7: Encourage residential development along transit corridors, in the downtown and close to employment, transportation and activity centers; and encourage infill and mixed-use developments in designated districts in alignment with the City's Climate Action and Adaptation Plan (CAAP) to minimize carbon emissions by focusing new housing near transit and jobs.
- HE Policy 6.17: Maximize the preservation and replacement of affordable housing units through no net loss and other strategies.
- HE Policy 2.5: Explore removing minimum unit size requirements, based on results of the micro-unit pilot program, as a means to provide market-rate units that are affordable by virtue of their housing typology and can provide more affordable housing options for students and young professionals.
- HE Policy 4.6: Proactively seek out new models and approaches for the provision of affordable housing, such as co-housing, micro units, motel/hotel conversions, and assisted living facilities.

The proposed housing element update includes important programs and outcome measures and benchmarks designed to ensure city policies and programs continue to make progress towards addressing fair housing issues shown in the data and raised by the community. For example, through consistent advocacy, from the 2012 Downtown Plan to the 2016 Mayor's Affordable/ Workforce Housing Taskforce and the 2021 adoption of an inclusionary housing policy, these important requirements for affordable housing to be included in market rate developments are now in place in the Downtown and Midtown Plan areas where the vast majority of new housing has been developed in recent years. The Housing Element includes a program to continue monitoring the policy and to consider expanding the requirement citywide once sufficient evidence is available to support such a requirement pursuant to state law (see program 6.7). Monitoring the impacts of the newly adopted Enhanced Density Bonus program (2.1) and micro-unit pilot program (program 2.5)

4.Fair Housing Enforcement and Outreach

The Fair Housing Foundation (FHF) provides fair housing services to southern Los Angeles County jurisdictions including Long Beach. FHF provides services related to discrimination complaint intake and investigation, education and outreach, and general housing services.

U.S. Department of Housing and Urban Development

The mission of the Office of Fair Housing and Equal Opportunity (FHEO) is to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities by leading the nation in the enforcement, administration, development, and public understanding of federal fair housing policies and laws. FHEO offers the following programs:

» **Fair Housing Initiatives Program (FHIP):** The Fair Housing Initiatives Program provides funding to public and private organizations that develop programs that are designed to prevent or eliminate discriminatory housing practices.
» **Fair Housing Assistance Program (FHAP):** The Fair Housing Assistance Program strengthens nationwide fair housing efforts by helping individual State and local governments administer laws of their own that are consistent with the Federal Fair Housing Act.
» **Economic Opportunities (Section 3):** The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low or very low income residents in connection with projects and activities in their neighborhoods.

Fair Housing Act Enforcement Activity

HUD investigates complaints of housing discrimination based on race, color, religion, national origin, sex, disability, or familial status. At no cost to the complainants, HUD will investigate the complaint and try to conciliate the matter with both parties. According to the City's 2017 Assessment of Fair Housing (AFH), from January 1, 2010 to March 8, 2016, 135 fair housing complaints in Long Beach were filed with HUD. Overall, disability-related discrimination (51 allegations), familial status discrimination (37 allegations), and race discrimination (37 allegations) were the most commonly reported issues.

Among the 135 complaints filed, 112 complaints have been closed, with 23 complaints still under investigation. The disposition of these 112 closed complaints was as follows:

» 60 complaints were determined to have no probable cause
» 23 complaints withdrawn by the complainants or closed due to lack cooperation from the complainants
» 23 complaints reached were successfully bought to conciliation or settlement
» 3 complaints dismissed for lack of jurisdiction
» 2 complaints received FHAP judicial dismissal
» 1 complaint received Fair Housing Assistance Program (FHAP) judicial consent order

California Department of Fair Employment and Housing

The mission of the Department of Fair Employment and Housing (DFEH) is to protect Californians from employment, housing and public accommodation discrimination, and hate violence. To achieve this mission, DFEH keeps track of and investigates complaints of housing discrimination, as well as complaints in the areas of employment, housing, public accommodations and hate violence.

State Fair Housing Laws Enforcement Activities

According to the City's 2017 AFH, between 2010 and 2015, 132 fair housing complaints in the City of Long Beach have been filed with DFEH. Most of these complaints (50 complaints) involved disability, followed by national origin (39 complaints) and familial care (16 complaints).

Fair Housing Foundation

Since 1969, the City of Long Beach has contracted with the Fair Housing Foundation to affirmatively further fair housing through a comprehensive fair housing program. The Fair Housing Foundation (FHF) was founded in Long Beach in 1964 by a diverse group of residents who organized against Proposition 14, a state ballot initiative seeking to nullify California's fair housing laws. For 50 years, FHF has operated a private, nonprofit, education agency dedicated to promoting the enforcement of fair housing laws and encouraging an atmosphere of open housing regardless of the protected classes of age, arbitrary, color, familial status, gender, gender identity, marital status, mental disability, national origin, physical disability, race, religion, sexual orientation, or source of income. The mission of FHF is "Dedicated to eliminating discrimination in housing and promoting equal access to housing choices for everyone." The services offered by FHF and provided for the City of Long Beach are described below.

Discrimination Complaint Intake and Investigation

Federal and State fair housing laws prohibit discrimination in the sale, rental, lease, negotiation, insurance, or financing of housing based on race, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income or other arbitrary reason. FHF provides fair housing services to tenants, home-seekers and housing providers, which include:

- Responding to discrimination inquiries and complaints - screening and counseling
- Documenting discrimination complaints - opening fair housing cases
- Investigating discrimination complaints - extensive testing
- Resolving discrimination complaints - conciliation, mediation, administrative agency referrals, and litigation

According to the 2017 AFH, from April 1, 2010 through March 31, 2015, FHF received 849 complaints alleging housing discrimination in Long Beach. Consistent with recent statewide trends, the top three discrimination biases are physical disability 389 (46 percent), followed by race 154 (18 percent), and familial status 95 (11 percent). Persons of low and very low income accounted for 782 (92 percent) of discrimination complaints. Racially, Black residents reported for 345 (41 percent) of complaints, White residents reported for 248 (29 percent), and Hispanic residents, within ten race categories, reported for 198 (23 percent) complaints.

Not every allegation of housing discrimination results in a fair housing case. After thoroughly screening and counseling the 849 complaints, FHF opened 375 bona fide fair housing cases. Consistent with recent statewide trends, the top three discrimination biases were physical disability (41 percent), race (22 percent), and familial status (14 percent). Racially, Black residents accounted for 166 complaints (44 percent), White residents made 100 complaints (27 percent), and Hispanic residents reported 83 complaints (23 percent). Persons of low and very low income accounted for 347 (93 percent) of discrimination complaints. Issues concerning disability have also remained steadily the largest area of fair housing complaints annually and resulting at 41 percent of all complaints over that time period.

FHF conducted 632 investigations on the 375 cases, utilizing 11 forms of investigations. Depending upon numerous variables, including allegation and prior complaints, an individual case may only utilize one type of investigation or multiple types of investigations. Of all cases investigated, FHF found evidence of discrimination in 133 cases (36 percent).

Nearly 25 percent of the cases with evidence of discrimination closed as successfully conciliated resulting from both the complainant and respondent agreeing to a resolution; two percent of those were resolved with a monetary settlement recovered for the complainants when the cases were filed in State and Federal Courts. Of the remaining cases, three percent were either referred to an attorney for litigation, to the Department of Fair Employment and Housing (DFEH), or the Department of Housing and Urban Development (HUD).

General Housing (Tenants and Landlords) Services
FHF counsels tenants, landlords, and housing providers on their rights and responsibilities, which includes:

- Responding to general housing inquiries - screening and counseling
- Documenting general housing inquiries - maintaining data on every client, the problem and the resolution
- Resolving general housing inquiries - counsel, pursue habitability cases, provide unlawful detainer assistance, conduct mediations, and provide appropriate referrals

FHF provides a comprehensive, extensive and viable education and outreach program. The purpose of this program is to educate tenants, landlords, owners, Realtors, and property management companies on fair housing laws; to promote media and consumer interest; and to secure grass roots involvement within communities which includes:

- Increasing public awareness - participating in community and school events, attending conventions, providing staff and information at trainings, staffing clinics, and media exposure
- Conduct training sessions for consumers - conducting two-hour Tenant Workshops, staffing booths, and conducting community presentations
- Conducting training sessions for housing providers - conducting two-hour Landlord Workshops, four-hour Certificate Management Trainings, and Realtor trainings

FHF specifically targets outreach to the persons and protected classes that are most likely to encounter housing discrimination. The types of activities conducted fall into the follow four basic categories:

- **Increase Public Awareness:** FHF has developed new, dynamic, and more effective approaches for bringing fair housing information to residents, including brochures that focus on specific fair housing issues.
- **Training Sessions to Consumers:** FHF provides fair housing training opportunities throughout the City. Trainings to housing consumers include:
- **Tenant Workshops:** A two-hour training that generally covers an overview of fair housing laws, leases and notices, rules and regulations, a tenant's obligations, and guidelines and specific concerns regarding families with children, occupancy standards, and discrimination rules.
- **Booths:** Staff booths and provide fair housing literature at every opportunity available. Typically, fair housing booths are staffed at community centers, fairs, festivals, youth centers, colleges, trade shows, and carnivals.
- **Presentations:** A scheduled synopsis of fair housing services and statistics to staff and employees of the City or community-based organizations.
- **Services for Housing Providers:** Trainings are provided to landlords, managers, realtors, and other housing providers:
  - **Landlord Workshops:** A two-hour training that covers an review of fair housing laws, rental process, selection criteria, rental agreement, rules and regulations, obligations, and guidelines regarding late fees, security deposit, rent increases, and termination. The training also covers specific concerns regarding families with children, occupancy standards, and reasonable accommodations and modifications.
  - **Certificate Management Trainings:** A four-hour training that gears toward property owners, managers, management companies, and real estate professions. Agenda includes a review of federal and state fair housing laws, general guidelines, housing for families with children, people with disabilities, advertising guidelines, sexual harassment, prohibited practices, and hate crimes.
  - **Realtor Trainings:** A four-hour training that includes a summary of fair housing laws, general guidelines, policies and practices, equal treatment needs and examples, and guidelines to showing properties.

Racial Equity and Reconciliation Initiative Findings on Fair Housing Issues

On May 25, 2020, George Floyd, a 46-year-old Black man, was killed by four Minneapolis Police Officers. The incident was captured on video for the world to see. Across the nation, including in Long Beach, people took to the streets in public outcry to condemn the violence and racial inequities that have systematically and historically impacted Black people. On June 9, 2020, the Long Beach City Council engaged in an earnest conversation about racism as a public health crisis, the need to restore public trust in City government, and how to reconcile a gap in the experiences of impacted and vulnerable people with current City policies, especially the Black community. The City Council called upon City staff to prepare a report that would put the City Council in a position to enact culture and system change.

Followed by a formal resolution, on June 23, 2020, Long Beach City Council unanimously adopted a Framework for Reconciliation which contains four key steps to ending systemic racism:

- **Acknowledging** the existence and long-standing impacts of systemic racism in Long Beach and the country;
- **Listening** to accounts and experiences of racial injustice, inequity, or harm to community members; and
- **Convening** stakeholders to analyze feedback from the listening sessions and racial disparity data to recommend initiatives that shape policy, budgetary, charter, and programmatic reform;
- **Catalyzing** action that includes immediate, short-term, medium-term, and long-term recommendations for the City Council's consideration.

On August 11, 2020, the Racial Equity and Reconciliation Initiative Team delivered an Initial Report summarizing their findings after two month of community engagement. City data on racially disparate data related to housing included the following findings:

- 25% of Black residents are homeowners, which is half the White homeownership rate
- Black women have the highest rate of rent burden, which is defined as paying more than 30% of their income on rent

This data was contextualized by local knowledge summarized after a rigorous community engagement process, including thirteen listening sessions, four town halls, and a community survey, resulting in feedback from over 1,500 individuals.

The Community Survey found that housing discrimination is the number one way survey respondents reported having experienced racism in Long Beach. The number one survey response for how the City can foster economic inclusion was to increase affordable housing and legal protections for Black people and people of color. The community expressed concern for Long Beach residents who were facing eviction due to limited public policy that protects tenants. Many community members believed newer housing developments are marketed towards a higher socioeconomic class while receiving tax breaks and subsidies that benefit developers but not low-income renters. This has resulted in gentrification and the displacement of low-income residents who are more likely to be people of color.

Community members also raised the problem of environmental racism and a history of inequitable development in the City. Long Beach communities in the northwestern and southwestern portions of the City are burdened by a high concentration of pollutants, exacerbating health conditions in neighborhoods disproportionately populated by people of color.

5. Integration and Segregation

Race and Ethnicity

Ethnic and racial composition of an area is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility.

This is particularly important given the ways race and racism have shaped housing, development patterns and segregation in Long Beach. The City is home to a diverse array of racial and ethnic groups, including distinct communities of Mexican, Central/South American, African American, Japanese, Chinese, Filipino, Korean, Samoan, Vietnamese, Guamanian, Chamorro, Cambodian, Laotian, and Hmong descent. Despite the City's diversity, the historic racial segregation of neighborhoods still persists today. The formerly redlined areas of the City, particularly in Central and West Long Beach, are still disproportionately represented by communities of color today.

Conversely, as in cities throughout Southern California, areas developed in the post-World War II area, resulted in a significant expansion of new residential areas in the City (in the case of Long Beach achieved through annexation of adjacent farmland), was influenced by exclusionary practices, despite a Supreme Court ban on deed restrictions banning the sale or rental of properties to non-whites in 1948. The development of lower-density, more suburban and predominantly white East Long Beach neighborhoods during the post-World War II era occurred through these processes of annexation, restrictive zoning and exclusionary practices including the widespread use of racial covenants. Even as Long Beach was transformed by waves of immigration during the mid- to late-20th century, restrictive covenants, zoning laws and implicit racial bias in the homebuying process have perpetuated racial and economic segregation to the present day.

According to the 2015-2019 ACS, approximately 72 percent of the Long Beach population belongs to a racial or ethnic minority group, a slight increase from 70.6 percent during the 2006-2010 ACS. According to the AFH, persons of Mexican, Guatemalan, and Salvadoran national origin appear to be concentrated in western and central parts of the City just south of the Pacific Coast Hwy, and in North Long Beach just above 48th Street. Residents who are Limited English Proficient (LEP) may face additional challenges with becoming integrated throughout more varied areas in the City. With limited English language abilities, they face potential barriers to employment and adequate housing, which may dictate where they may choose or be able to settle and locate. Residents who have the most limited abilities to read, speak, write or understand English, are concentrated in western parts of the City, primarily north of Downtown and Central Long Beach, and to a lesser extent North Long Beach and the Westside. Reflective of the City's overall demographics, the majority of these individuals speak Spanish (15 percent), Khmer (two percent), and Tagalong (one percent). All LEP residents, regardless of language spoken at home, are notably concentrate in these areas.

HUD tracks racial or ethnic dissimilarity trends for Long Beach and the Los Angeles County region. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for Long Beach and Los Angeles County Region from 1990 to 2020 are shown in **Table F-1.** Dissimilarity between non-White and White communities in Long Beach and throughout the Los Angeles County region has actually worsened since 1990. In Long Beach, dissimilarity between all non-White and White communities has also worsened. Based on HUD's definition of the various levels of the index, segregation between Asian or Pacific Islander/White Long Beach and Los Angeles County communities is moderate, while segregation between non-White/White, Black/White, and Hispanic/White communities is high.

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. **Figure F-1** compared racial or ethnic minority concentrations in 2010 and 2018. In a majority of the northern, central, and western tracts, racial/ethnic minorities account for over 81 percent of the population. The tracts on the eastern end of the City have lower concentrations of racial/ethnic minority populations, though the concentration has increased in several tracts since 2010.

Table F-1: Racial/Ethnic Dissimilarity Index

	1990	2000	2010	2020
Long Beach				
Non-White/White	53.14	57.5	55.84	58.13
Black/White	56.98	58.56	57.39	59.93
Hispanic/White	55.15	61.04	59.28	60.54
Asian or Pacific Islander/White	52.37	53.19	50.08	53.81
Los Angeles County				
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.4	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59
Source: HUD AFFH Database, 2020.				

Figure F-1: (A) Racial/Ethnic Minority Concentrations (2010)

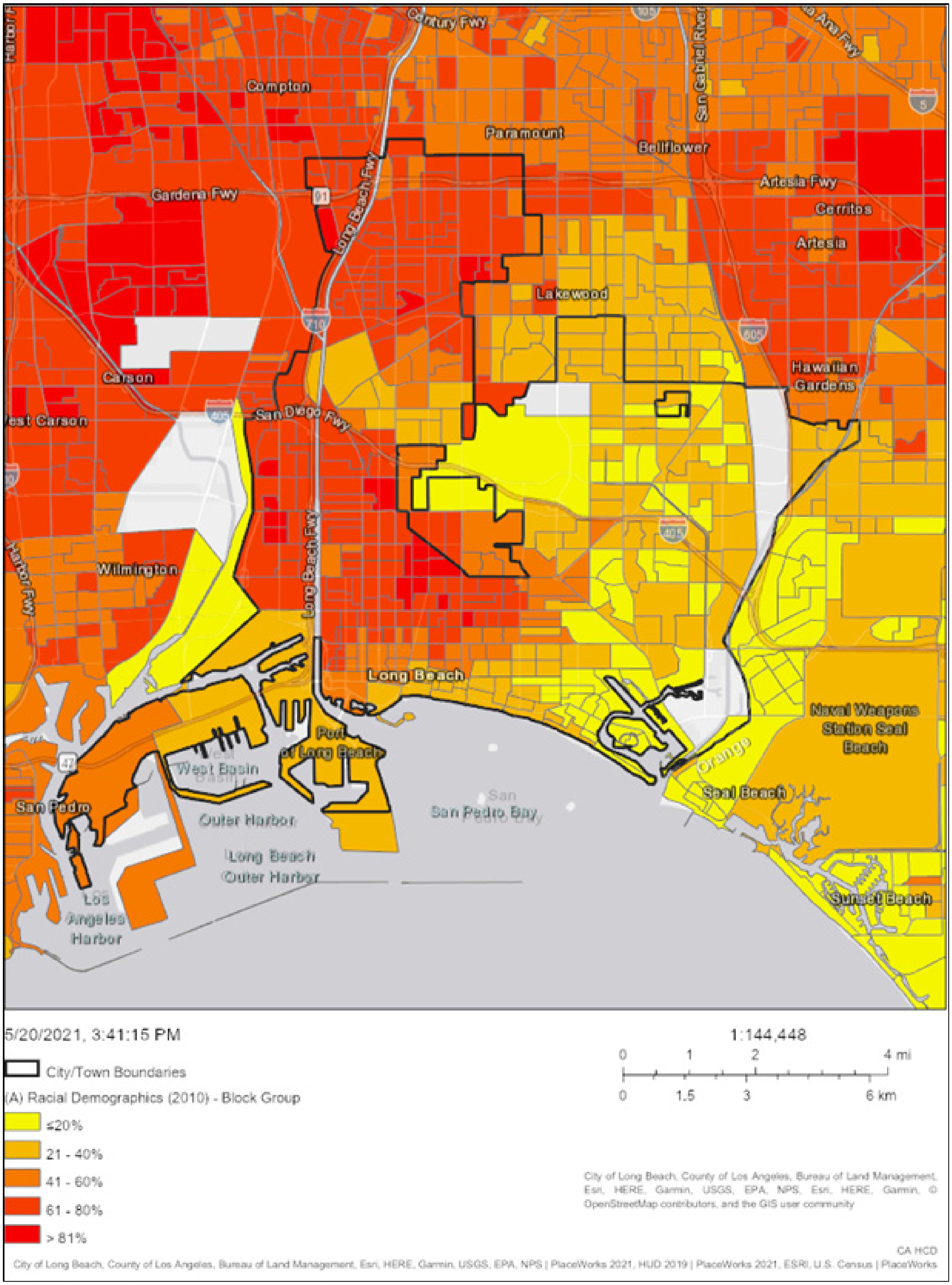
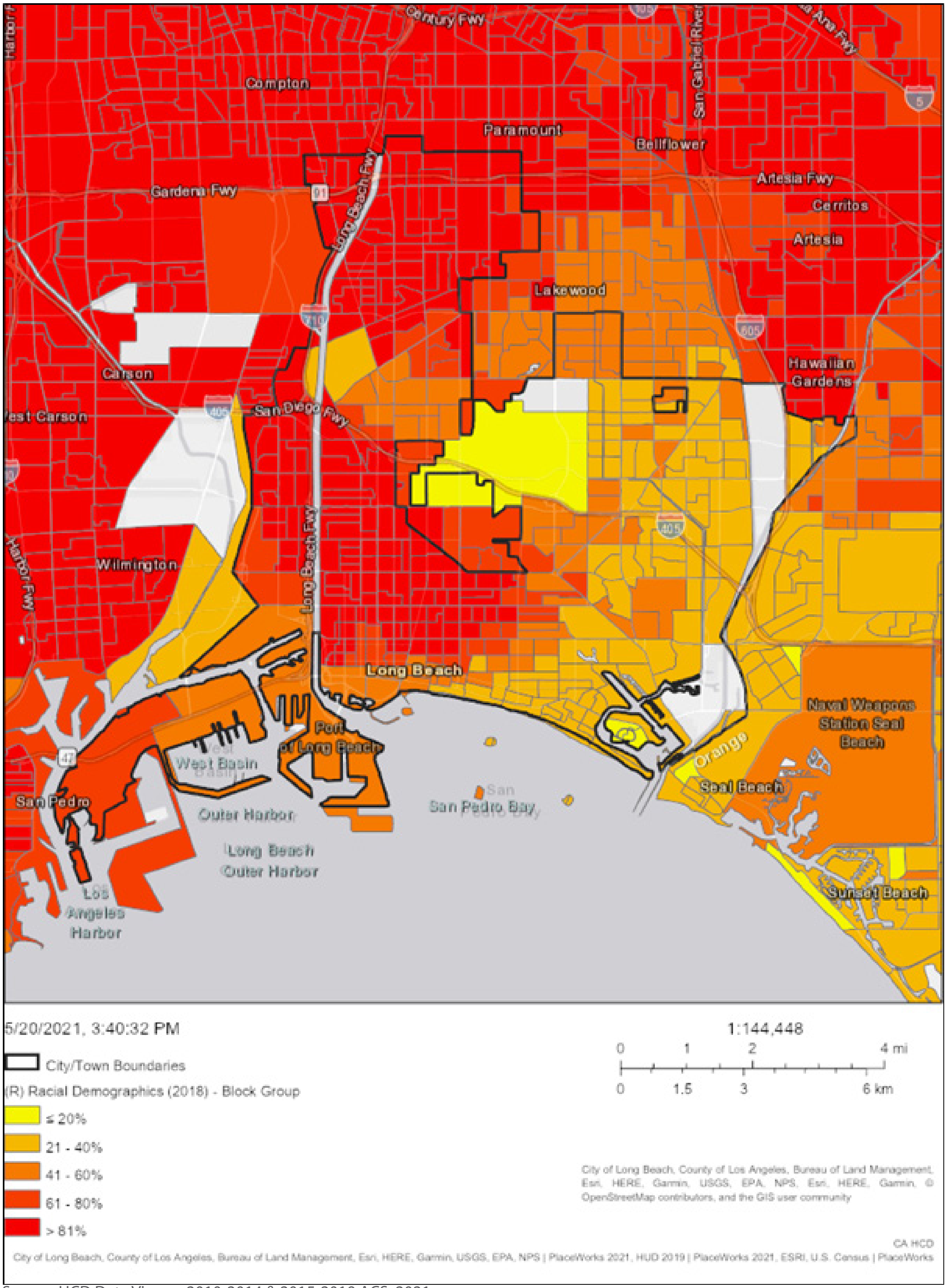


Figure F-1: (B) Racial/Ethnic Minority Concentrations (2018)



Source: HCD Data Viewer, 2010-2014 & 2015-2019 ACS, 2021

Disability

According to the 2015-2019 ACS, approximately 10.2 percent of Long Beach residents experience a disability, compared to 9.9 percent Countywide. Since the 2008-2012 ACS, the disabled population in Long Beach has increased slightly from 10 percent, but decreased throughout the County (9.4 percent). As shown in **Figure F-2** Census tracts with a high percentage of persons with disabilities are more concentrated in the south western section of the City surrounding the Port of Long Beach. The percentage of persons with disabilities in this area has increased since 2010.

Familial Status

Familial status refers to the presence of children under the age of 18, regardless of whether the child is biologically related to the head of household, or the martial status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are considered fair housing concerns. Approximately 31 percent of Long Beach households have one or more child under the age of 18. The City's share of households with children is lower than the County (33 percent), and the neighboring cities of Carson (36.4 percent), Cerritos (32.6 percent), Compton (49.9 percent), and Lakewood (37.3 percent), but the same as Torrance (31 percent).

Single parent households are also protected by fair housing law. Approximately 7.4 percent of households in the City are single-parent households. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Over 6 percent of households in Long Beach are single female-headed households with children. As shown in **Figure F-3** and **Figure F-4** the eastern side of the City has higher concentrations of children in married couple households, while the tracts in the southwestern section of the City have higher concentrations of children in female-headed households.

Figure F-2: (A) Concentration of Persons with Disabilities (2010-2014)

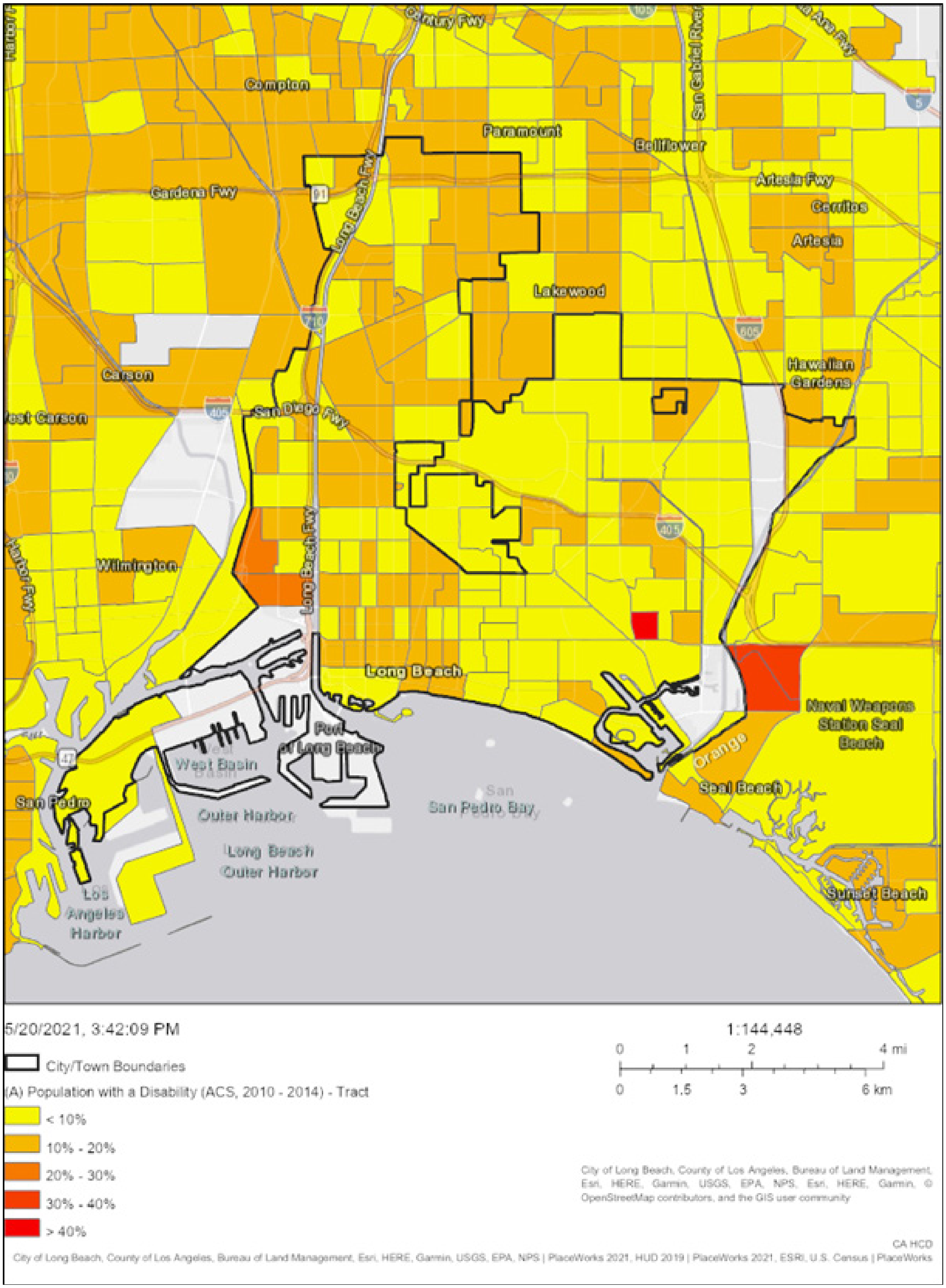
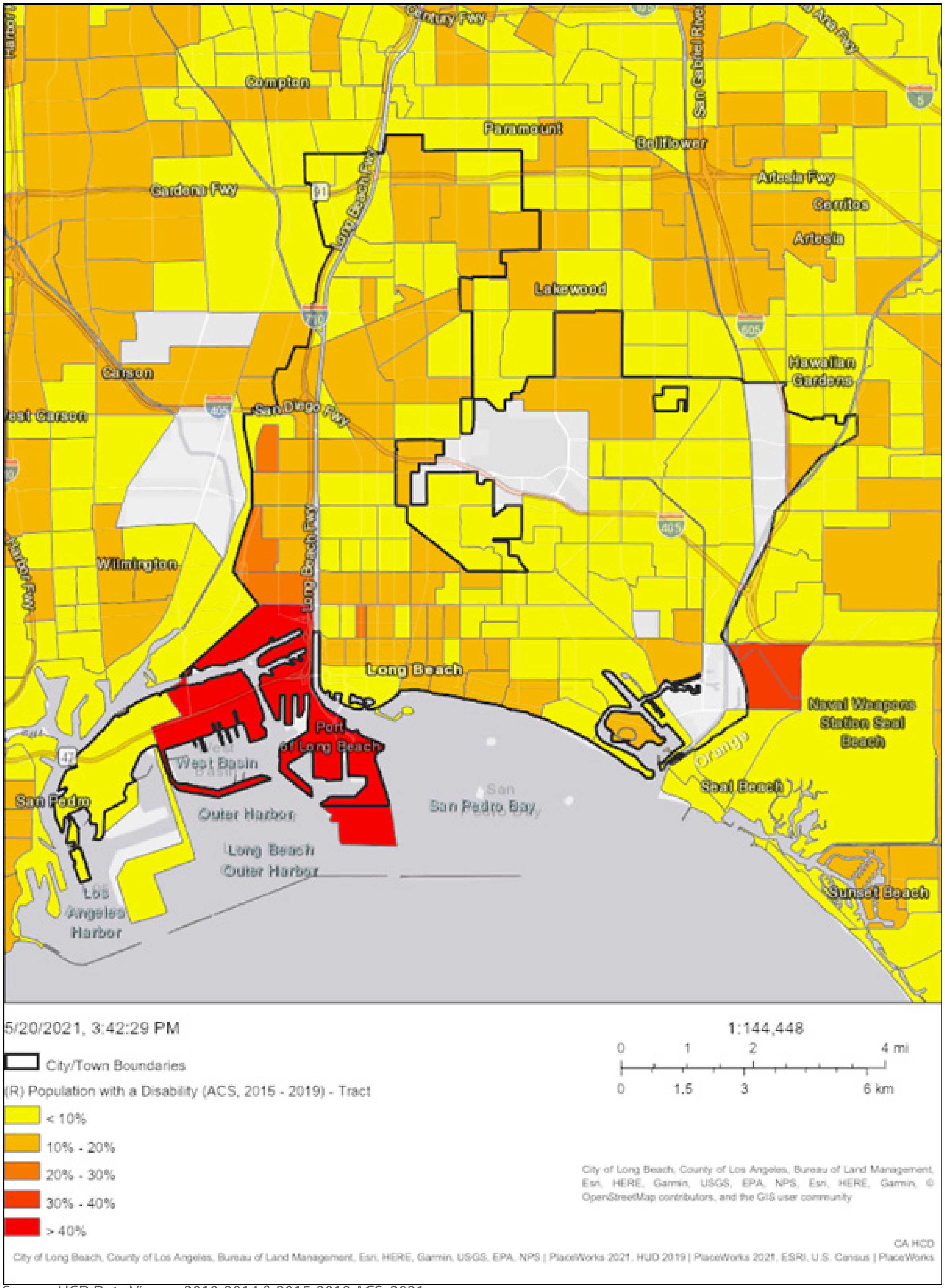
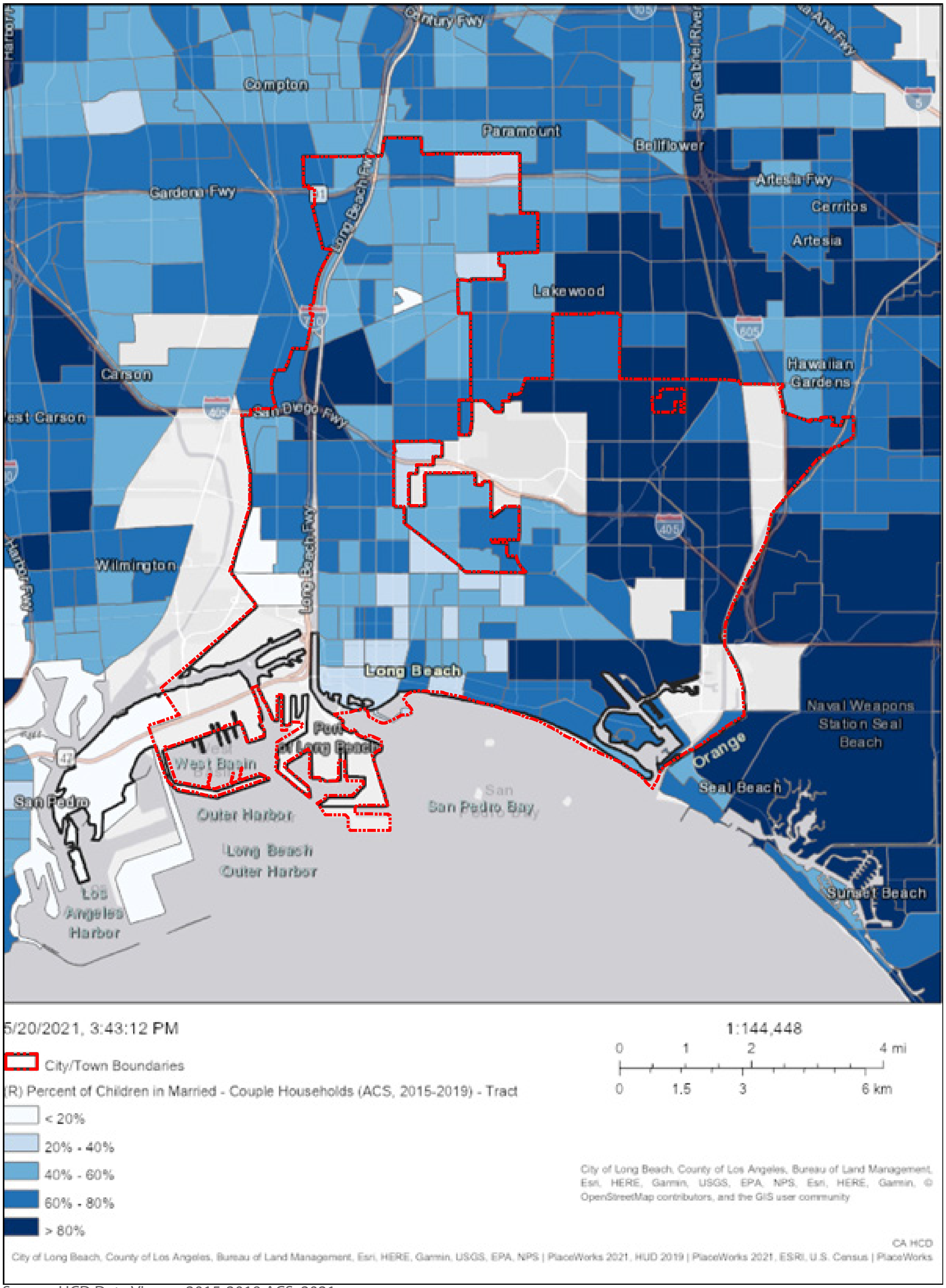


Figure F-2: (B) Concentration of Persons with Disabilities (2015-2019)



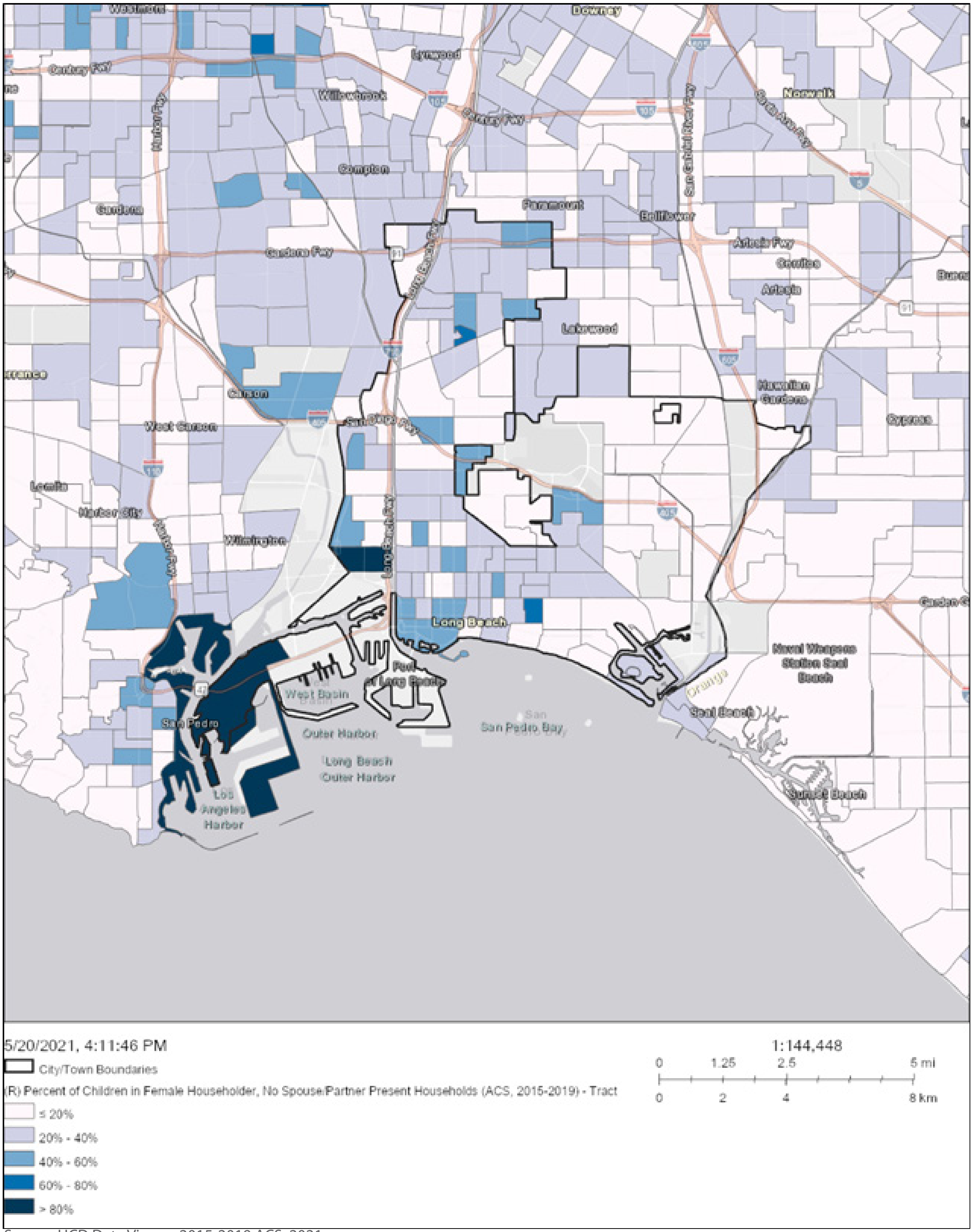
Source: HCD Data Viewer, 2010-2014 & 2015-2019 ACS, 2021.

Figure F-3: Percent of Children in Married Couple Households



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

Figure F-4: Percent of Children in Female-Headed Households



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

Income

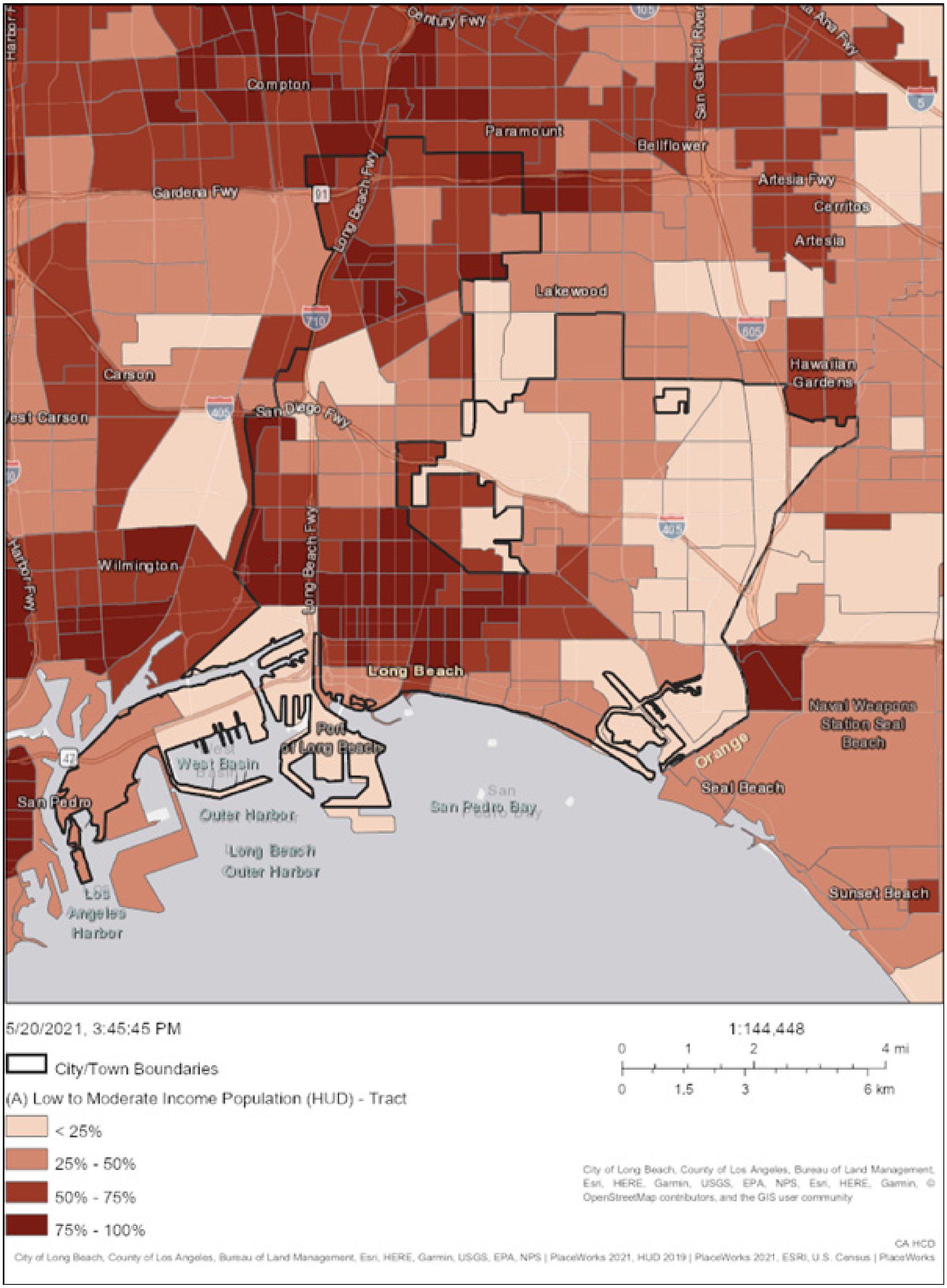
Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD's 2013-2017 CHAS data (**Table F-2**) shows that 51.6 percent of Long Beach and Los Angeles County Households earn 80 percent or less than the area median family income and are considered lower income. According to the 2015-2019 ACS, the median household income in Long Beach is $63,017, lower than $68,044 for the County.

Table F-2: Income Level Distribution

Income Category	Long Beach		Los Angeles County	
	Households	Percent	Households	Percent
<30% HAMFI	32,590	19.8%	641,055	19.5%
31-50% HAMFI	24,055	14.6%	482,070	14.6%
51-80% HAMFI	28,575	17.3%	578,285	17.5%
81-100% HAMFI	17,495	10.6%	312,595	9.5%
>100% HAMFI	62,285	37.7%	1,281,195	38.9%
Total	165,000	100.0%	3,295,200	100.0%
Source: HUD AFFH Database, 2020.				

Figure F-5 shows the Lower and Moderate Income (LMI) areas in the City by census tract. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI. Tracts with higher LMI populations are most concentrated in the central and northern sections of the City, where LMI households account for 75 to 100 percent of the total population.

Figure F-5: Concentration of LMI Households



Source: HCD Data Viewer, HUD LMI Database, 2021.

6. Racially or Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. According to HUD's 2020 R/ECAP mapping tool based on the 2009-2013 ACS, there are currently 13 R/ECAPs in Long Beach. These R/ECAPs are shown in **Figure F-6** below. These areas include tracts in the City's Westside, South Wrigley, Sunrise and Central neighborhoods. R/ECAP areas are generally distributed south of Wardlow Road and west of Redondo Avenue, but are also located in northern Long Beach in the Carmelitos neighborhood (Census Tract 5716) and one other is located in Southeast Long Beach, partially in the City's Southeast Area Specific Plan area. However, the R/ECAP located in the City's southeast area is a wetland with no residential population.

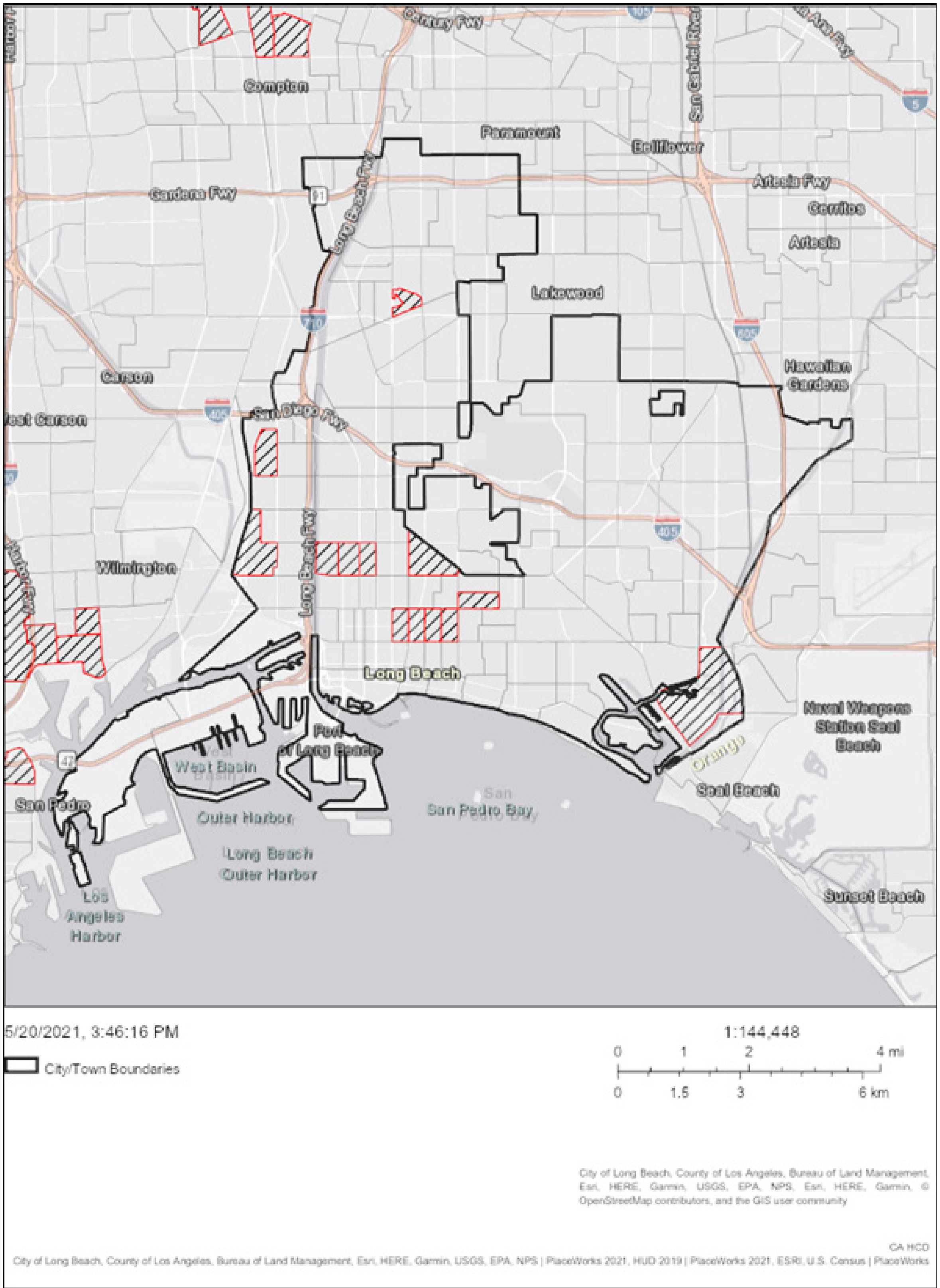
Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities. According to this report, Whites are the most racially segregated group in the United States and "in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities." Based on their research, HCD defines RCAAs as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016).

Figure F-7 shows predominantly White populations by census tract and **Figure F-8** shows median income by block group. The eastern, southern, and southwestern areas of the City tend to have larger populations of White residents. Several of the block groups in the eastern side of the City also have median incomes exceeding $125,000. White predominant areas in the center of the City also have higher median incomes compared to the surrounding areas.

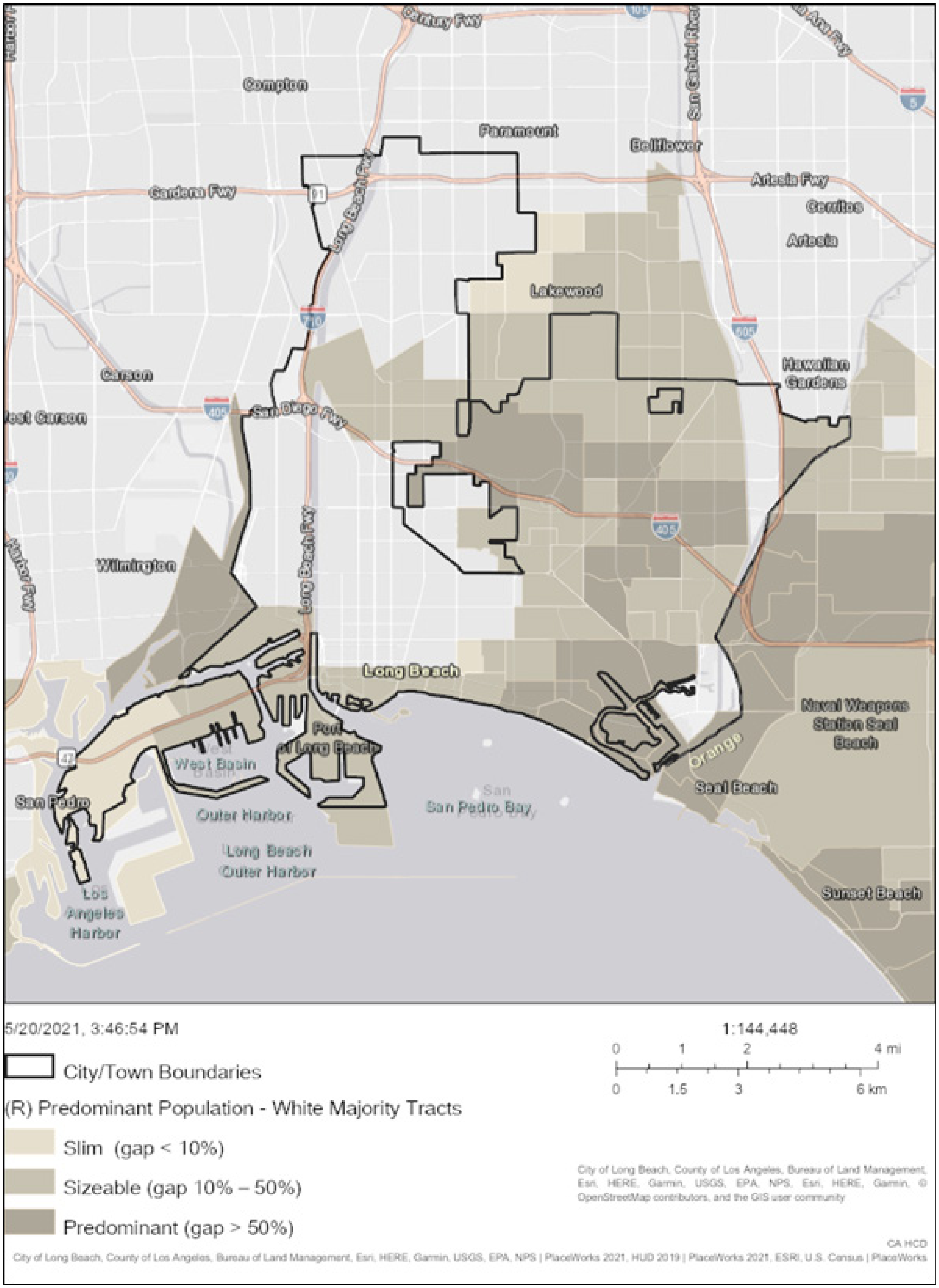
[1]Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-124).

Figure F-6: Racially/Ethnically Concentrated Areas of Poverty



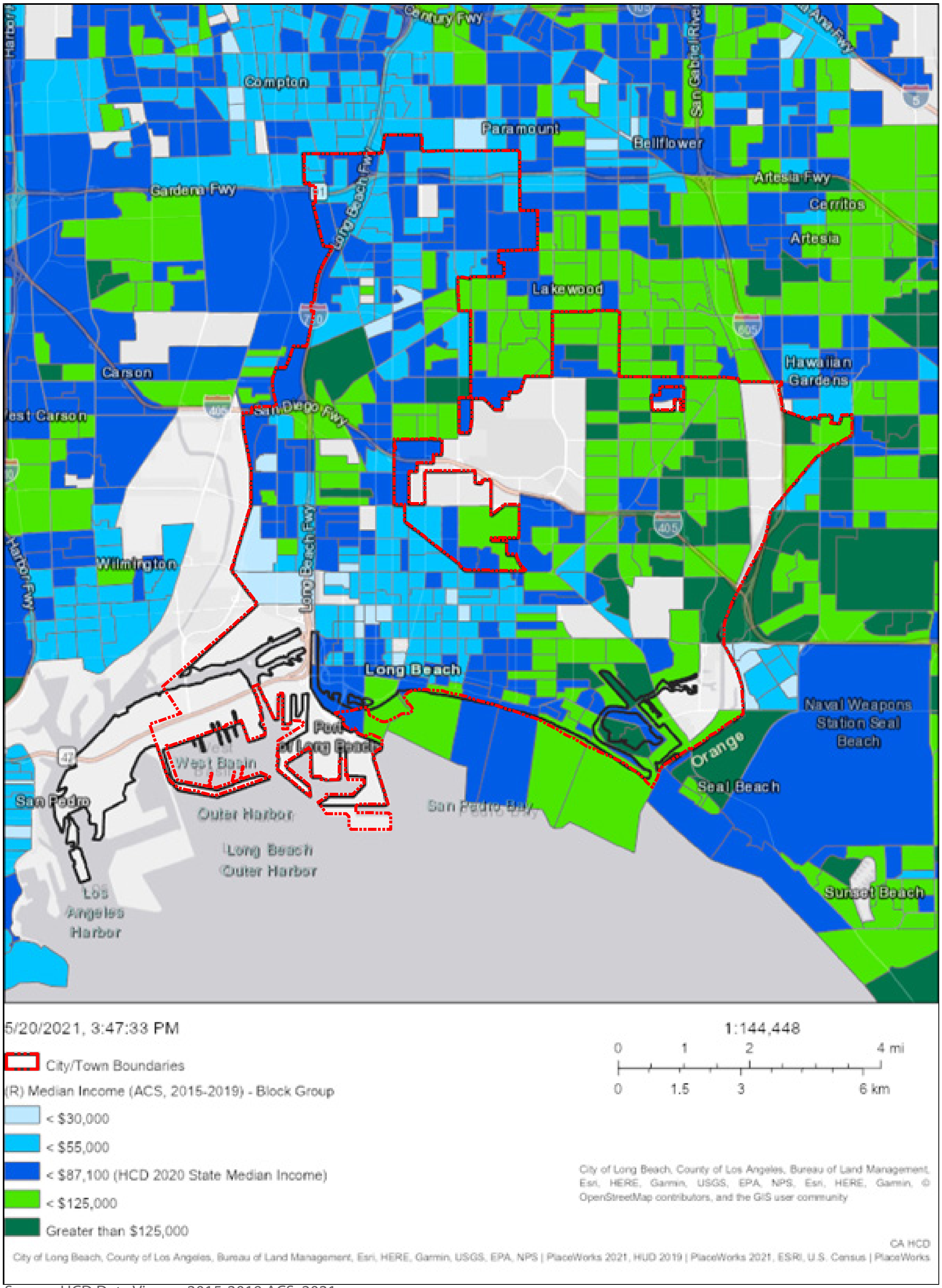
Note- this map has been updated by the City to reflect the most recent RECAPs which were not available in HCD Data Viewer

Figure F-7: White Predominant Areas



Source: HCD Data Viewer, 2021.

Figure F-8: Median Income



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

7. Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. **Table F-3** shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood

In Long Beach, Hispanic residents were most likely to be impacted by poverty, low school proficiency, low labor market participation, and fewer accessible employment opportunities. White residents in Long Beach and throughout the County were least likely to be exposed to poverty. White residents also had the greatest access to high quality school systems and the highest labor market participation rates in both the City and County.

Long Beach residents, regardless of race or ethnicity, had better access to transit and lower transportation costs than residents Countywide. Long Beach has significantly lower environmental health indices for all racial/ethnic groups and income levels than the County.

In the City, those Long Beach foreign-born residents originating from Mexico, the Philippines, or Cambodia typically reside in areas with the lowest school proficiency index scores. They are also located in areas in the City that reflect the lowest job proximity index scores and therefore the least access to employment, and also generally reside in areas with low index scores for labor force engagement. According to the AFH those of Mexican, Cambodian, and Guatemalan national origin reside in areas that have high scores for transit trips and also for low transportation cost.

The majority of the foreign-born population found in the City of Long Beach, regardless of national origin, is located in the City's areas with the lowest poverty index scores (highest areas of poverty). Notable also is a correlation between high concentrations of minority residents and high levels of poverty in the City.

Access to proficient schools is particularly important to a community with high proportions of families with children. In Long Beach, families with children may be facing additional hardships in obtaining quality education. According to the AFH, 60 to 100 percent of households in areas that generally received low scores in the school proficiency index (less than 50 index points) are families with children. The highest performing schools in Long Beach are located in parts of the City with the fewest children.

When comparing household access to employment centers and engagement in the labor force based on familial status, large proportions of households with children reside in areas with the lowest index scores.

Census tracts with a high percentage of families with children are also areas that receive high index scores for transit trips and high index scores for low transportation cost. This could reflect a trend that family households with children prioritize access to public transportation when locating in the City.

Table F-3: HUD Opportunity Indicators by Race/Ethnicity

	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
Long Beach Total Population							
White, Non-Hispanic	64.67	65.78	66.41	89.24	79.21	37.61	0.94
Black, Non-Hispanic	32.09	41.60	32.99	92.02	83.39	36.91	1.31
Hispanic	30.69	41.23	31.19	92.01	82.72	35.55	1.05
Asian or Pacific Islander, Non-Hispanic	40.91	46.69	37.55	90.45	80.45	37.35	1.21
Native American, Non-Hispanic	41.89	48.67	45.33	91.58	82.65	37.67	0.98
Long Beach Population below federal poverty line							
White, Non-Hispanic	51.18	54.65	56.68	91.19	83.09	38.75	0.74
Black, Non-Hispanic	21.70	38.71	24.12	93.51	85.58	37.11	1.12
Hispanic	19.45	35.82	23.30	93.61	85.16	37.24	0.70
Asian or Pacific Islander, Non-Hispanic	29.08	42.78	31.64	92.42	83.67	31.44	0.71
Native American, Non-Hispanic	23.43	38.32	25.28	92.62	84.98	34.08	1.13
Los Angeles County Total Population							
White, Non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, Non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, Non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, Non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74

Table F-3: HUD Opportunity Indicators by Race/Ethnicity (continued)

	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
Population below federal poverty line							
White, Non-Hispanic	50.68	57.49	58.06	86.42	79.48	57.52	16.66
Black, Non-Hispanic	23.45	25.52	27.16	88.65	81.18	36.59	11.62
Hispanic	23.66	27.66	32.87	89.45	81.02	42.84	10.30
Asian or Pacific Islander, Non-Hispanic	42.97	50.06	54.52	89.62	81.49	54.19	9.84
Native American, Non-Hispanic	29.85	32.02	35.12	85.23	78.70	46.35	16.01
Source: HUD AFFH Database, 2020.							

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The Task force has created Opportunity Maps to identify resources levels across the state "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)". These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. **Table F-4** shows the full list of indicators.

Table F-4: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Economic	Poverty Adult education Employment Job proximity Median home value
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County
Source: CA Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.	

Opportunity map scores for Long Beach census tracts are presented in **Figure F-9**. Approximately 20.9 percent of tracts in the City are characterized as Highest Resource, 15.5 as High Resource, 22.7 as Moderate Resource, 2.7 percent as Moderate Resource (Rapidly Changing), 16.4 percent as Low Resource, and 14.5 percent as areas of High Segregation and Poverty. The remaining 7.3 percent were not calculated. A majority of the tracts in the eastern section of the City are highest resource areas. The western section of the City is made up of moderate and low resource areas and areas of high segregation and poverty.

Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in **Figure F-10,** tracts with the lowest economic scores are most concentrated in the southwestern and northern sections of the City. There are a few tracts with low economic scores scattered throughout the eastern side of Long Beach, however generally the eastern section of the City has higher economic scores.

Education

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Areas with lower education scores, shown in **Figure F-11**, are generally concentrated in the southwestern section of the City near the Port of Long Beach. The tracts with the lowest education scores in the eastern section of the City also have the lowest economic scores (see **Figure F-10**). Generally, the eastern side of the City has higher education scores compared to the rest of Long Beach.

Environmental

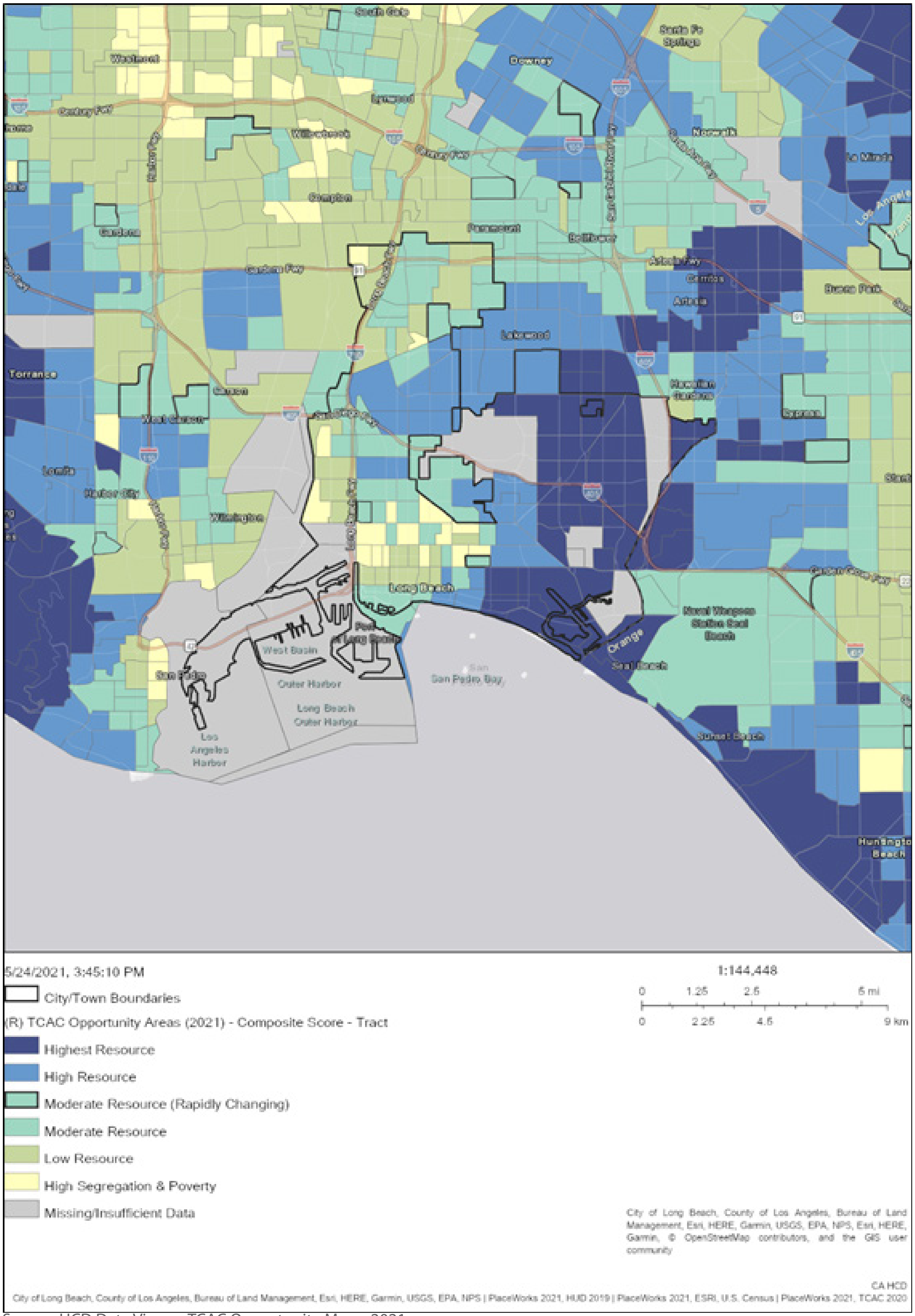
Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. **Figure F-12** shows that the south-western section of the City has the highest concentration of tracts with the lowest environmental score. A few tracts along the northern and eastern City border also have the lowest environmental scores.

Transportation

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTA) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. **Figure F-13** shows that most of Long Beach, with some gaps in coverage on the east side, North Long Beach and Southeast Long Beach is considered an HQTA. As discussed previously, Long Beach also scored higher than the County average in access to transit and low transportation cost (see **Table F-3**).

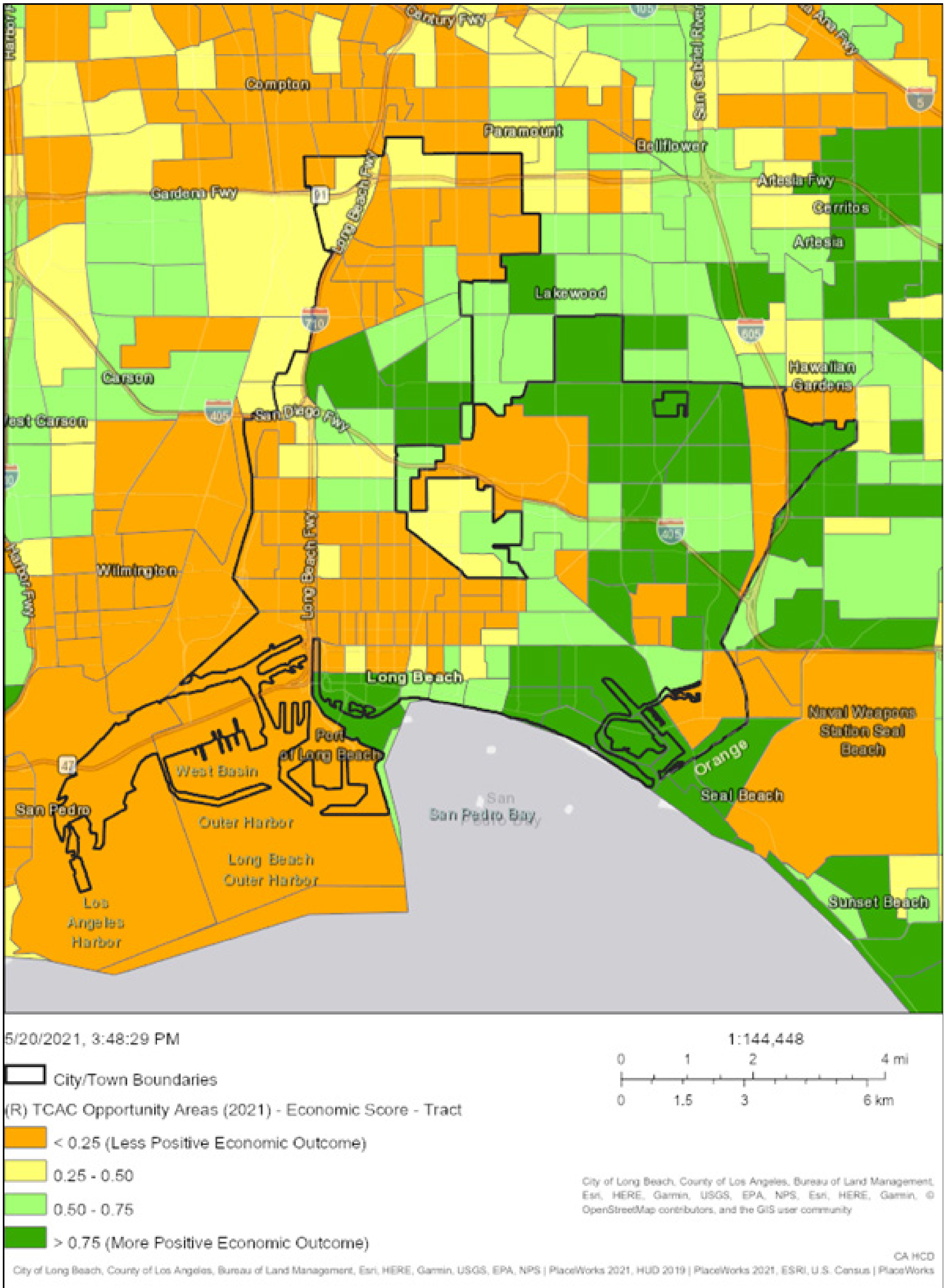
HUD's Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in **Figure F-14**, census block groups surrounding the Port and Airport have the greatest access to employment opportunities, while the eastern and northern sections of the City have least access to employment opportunities.

Figure F-9: TCAC Opportunity Areas - Composite Score



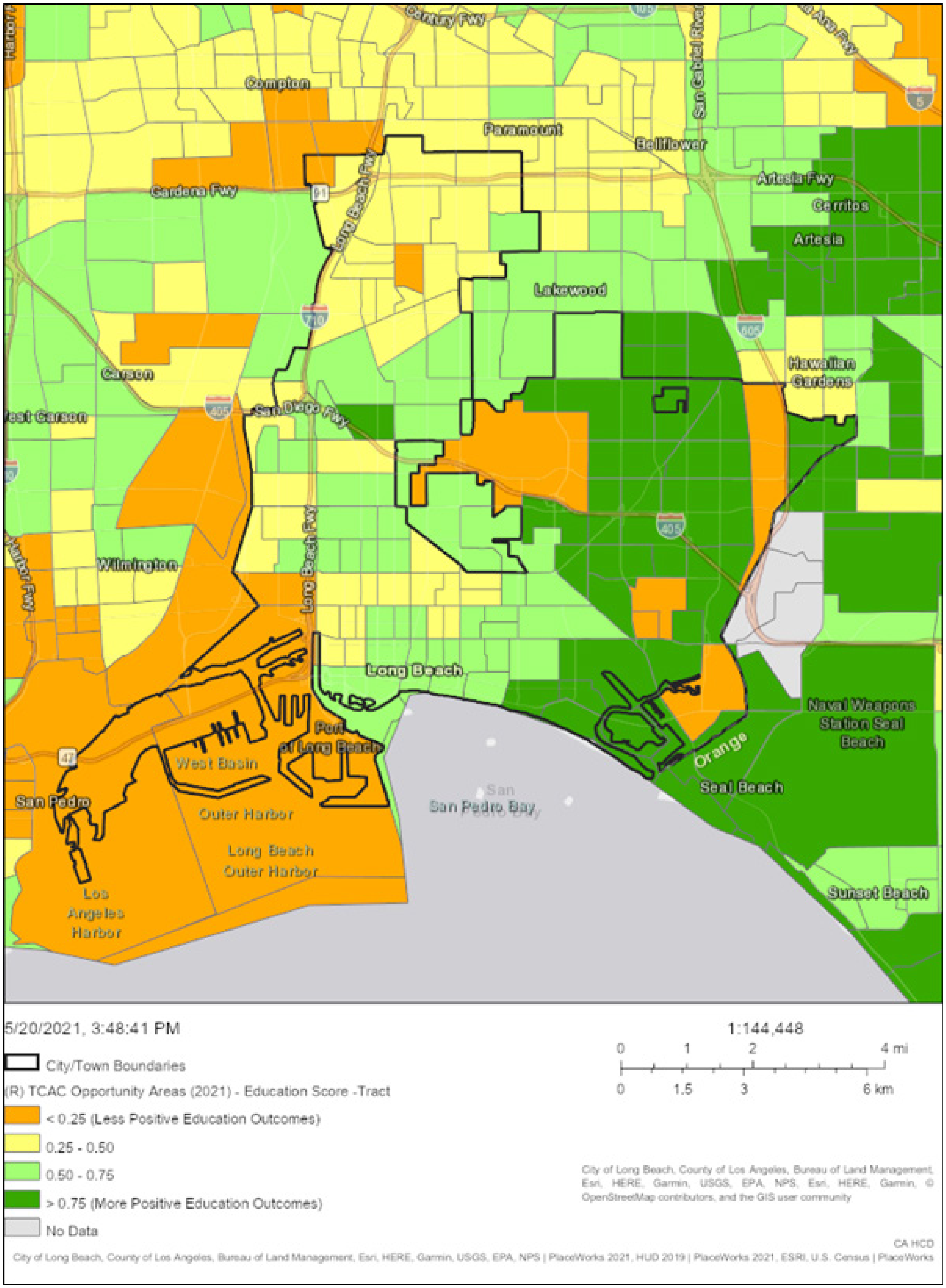
Source: HCD Data Viewer, TCAC Opportunity Maps, 2021.

Figure F-10: TCAC Opportunity Areas - Economic Score



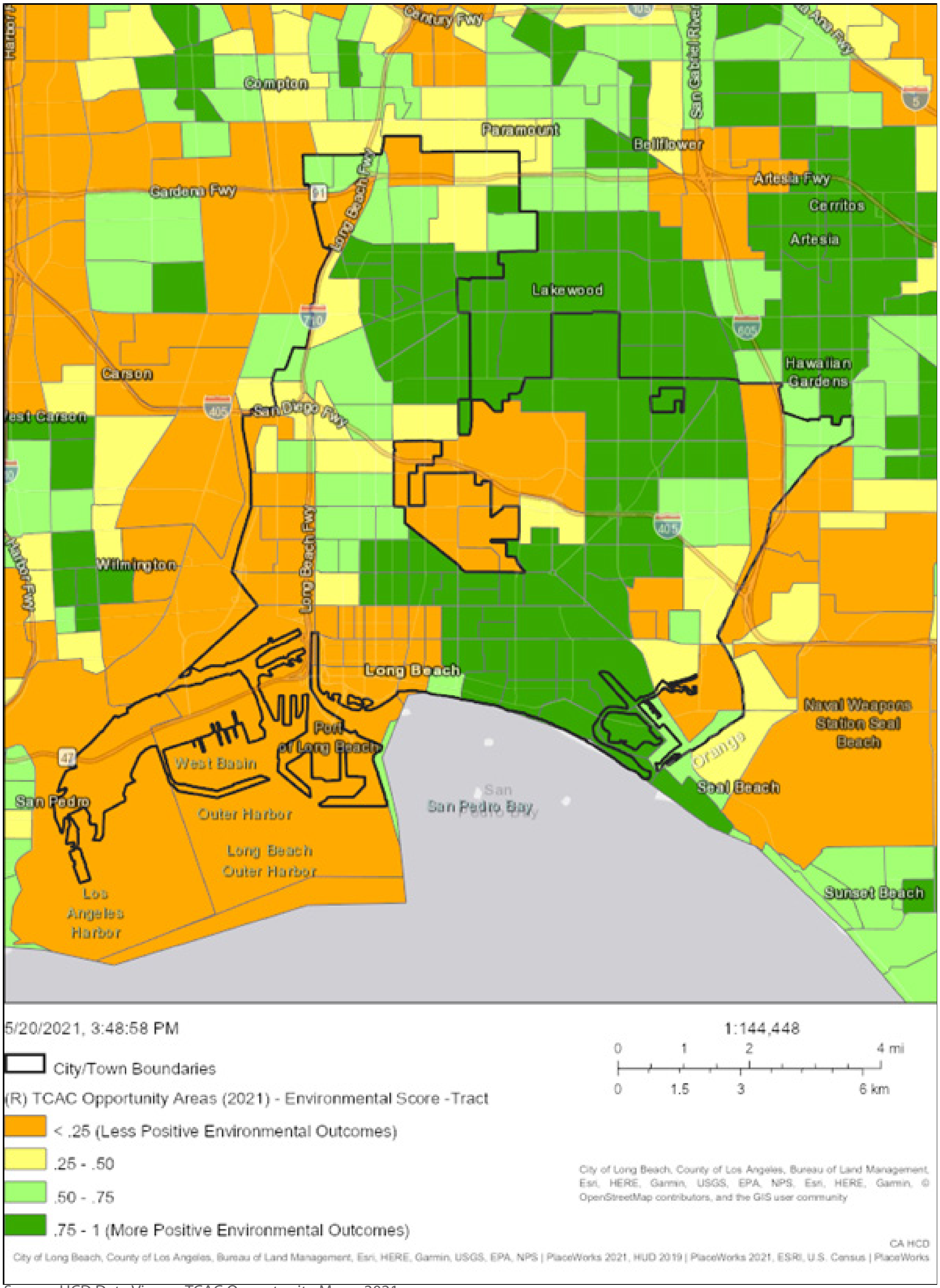
Source: HCD Data Viewer, TCAC Opportunity Maps, 2021.

Figure F-11: TCAC Opportunity Areas - Education Score



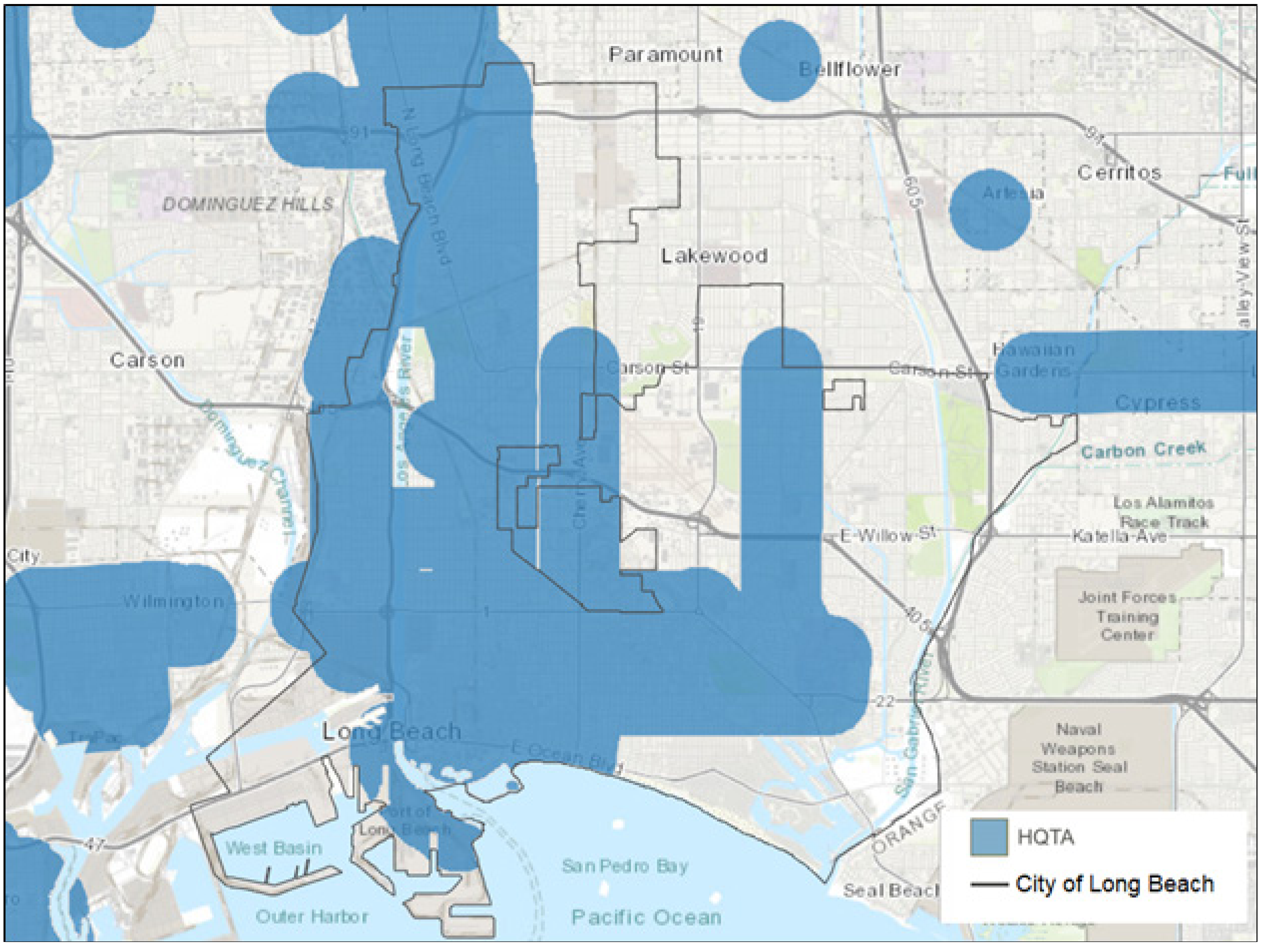
Source: HCD Data Viewer, TCAC Opportunity Maps, 2021.

Figure F-12: TCAC Opportunity Areas - Environmental Score



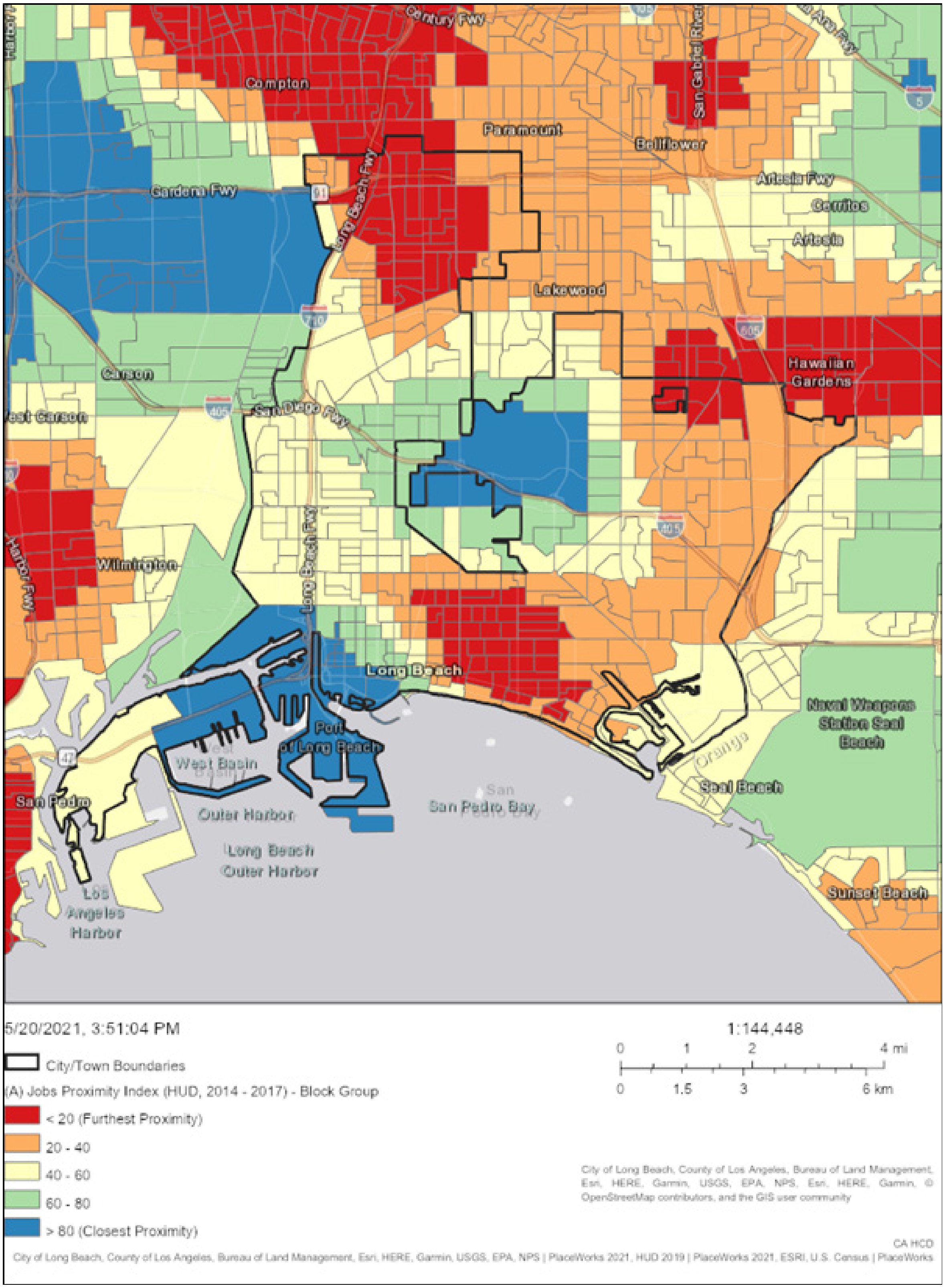
Source: HCD Data Viewer, TCAC Opportunity Maps, 2021.

Figure F-13: High Quality Transit Areas (HQTAs) - 2045



Source: SCAG HQTA Database, 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), 2021.

Figure F-14: HUD Jobs Proximity Index Score by Block Group



Source: HCD Data Viewer, HUD Opportunity Indicators, 2021.

8. Disproportionate Housing Needs

Housing problems for Long Beach were calculated using HUD's 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2013-2017 ACS. **Table F-5** breaks down households by race and ethnicity and presence of housing problems for Long Beach and Los Angeles County households. The following conditions are considered housing problems:

» Substandard Housing (incomplete plumbing or kitchen facilities)
» Overcrowding (more than 1 person per room)
» Cost burden (housing costs greater than 30%)

In Long Beach, 36.5 percent of owner-occupied households and 58.6 percent of renter-occupied households have one or more housing problem. The City had a slightly lower proportion of households with a housing problem compared to the County, where 39.9 percent of owner-occupied households and 62.3 percent of renter-occupied households experience a housing problem. In Long Beach, Hispanic renters experience housing problems at the highest rate (67.4 percent), while White owners had the fewest instances of housing problems (29.2 percent). Black, Asian, American Indian, Pacific Islander, and Hispanic households all have housing problems above the City average for both owner and renter households.

Cost Burden

Cost burden by tenure based on HUD CHAS data is shown in **Table F-6**. American Indian and Black non-Hispanic renter-households have the highest rate of cost burden. Cost burden amongst owner-households, regardless of race or ethnicity, is lower than renter-households. White, non-Hispanic owner-occupied households have the lowest instance of cost burden Citywide.

Figure F-15 compares overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS. Overpayment for homeowners has generally remained constant, though it has decreased in several tracts in the south central and eastern section of the City. Overpayment by renters has also increased in some tracts Citywide, but also has generally remained the same since the 2010-2014 ACS. There are no areas of the City where overpayment has significantly decreased.

Table F-5: Housing Problems by Race/Ethnicity

With Housing Problem	White	Black	Asian	Am. Ind	Pac. Isldr.	Hispanic	Other	All
Long Beach Total Population								
Owner-Occupied	29.2%	45.5%	42.4%	49.5%	42.7%	46.0%	37.7%	36.5%
Renter-Occupied	48.9%	59.3%	55.3%	59.3%	55.2%	67.4%	48.9%	58.6%
Los Angeles County								
Owner-Occupied	32.1%	41.5%	38.3%	39.7%	39.7%	48.2%	36.5%	38.9%
Renter-Occupied	52.6%	63.7%	56.3%	56.4%	55.5%	71.1%	55.7%	62.3%
Source: HUD CHAS Data (2013-2017 ACS), 2020.								

Table F-6: Cost Burden by Race/Ethnicity

	Cost Burden (>30%)	Severe Cost Burden (>50%)	Total HHs
Owner-Occupied			
White, non-Hispanic	28.3%	12.3%	34,955
Black, non-Hispanic	42.6%	17.3%	5,995
Asian, non-Hispanic	33.9%	11.7%	8,025
Amer. Ind, non-Hispanic	52.3%	25.0%	220
Pacific Isldr., non-Hispanic	29.5%	15.9%	220
Hispanic	35.8%	16.2%	15,295
Other	37.0%	11.3%	1,285
Renter-Occupied			
White, non-Hispanic	45.7%	25.5%	29,140
Black, non-Hispanic	55.1%	31.2%	16,890
Asian, non-Hispanic	44.4%	23.0%	11,305
Amer. Ind, non-Hispanic	55.8%	19.8%	430
Pacific Isldr., non-Hispanic	43.6%	14.5%	860
Hispanic	54.5%	28.0%	37,640
Other	42.5%	21.5%	2,740
Source: HUD CHAS Data (2013-2017 ACS), 2020.			

Figure B-15: (A) Overpayment by Owners (2010-2014)

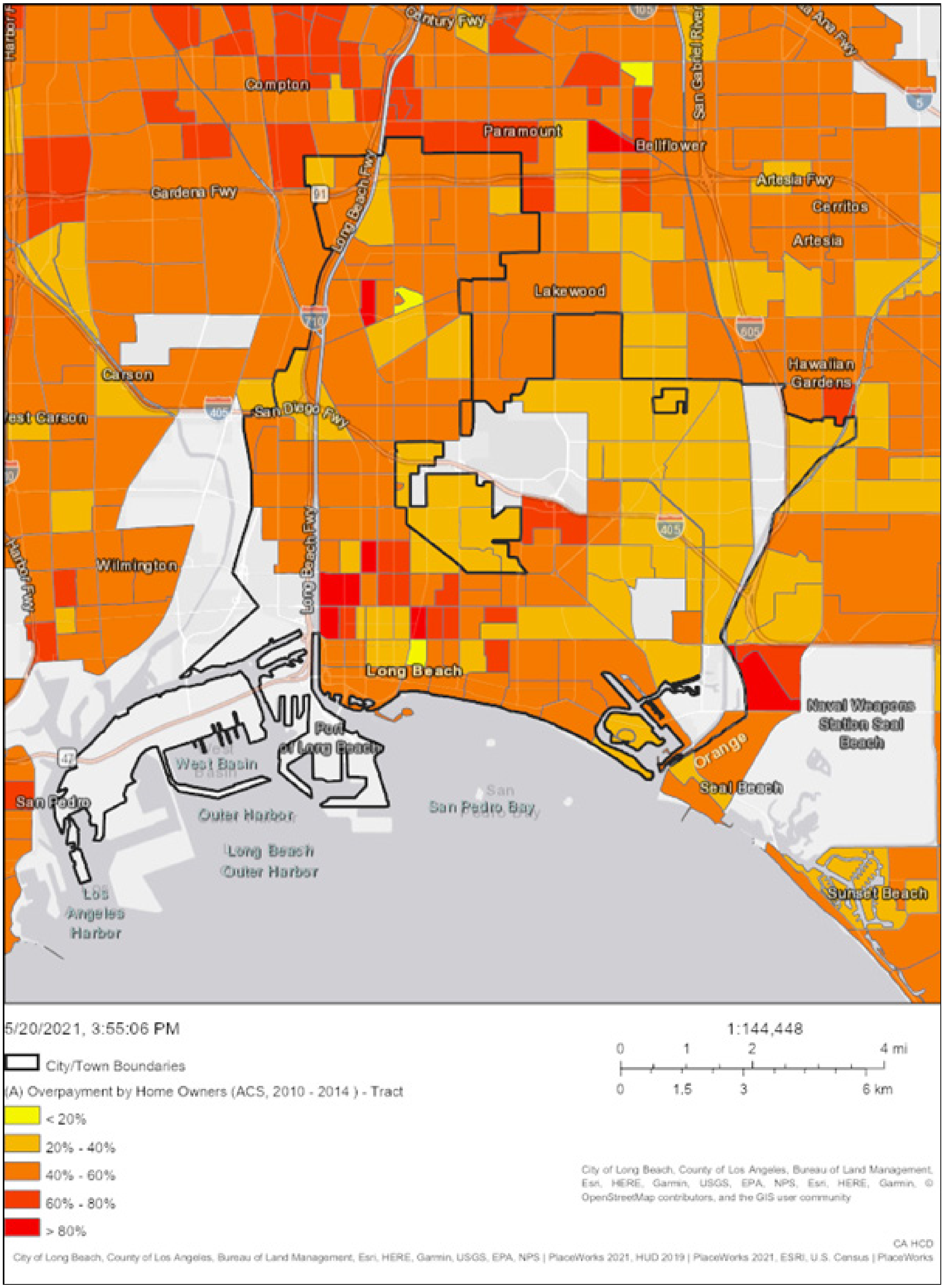


Figure B-15: (B) Overpayment by Owners (2015-2019)

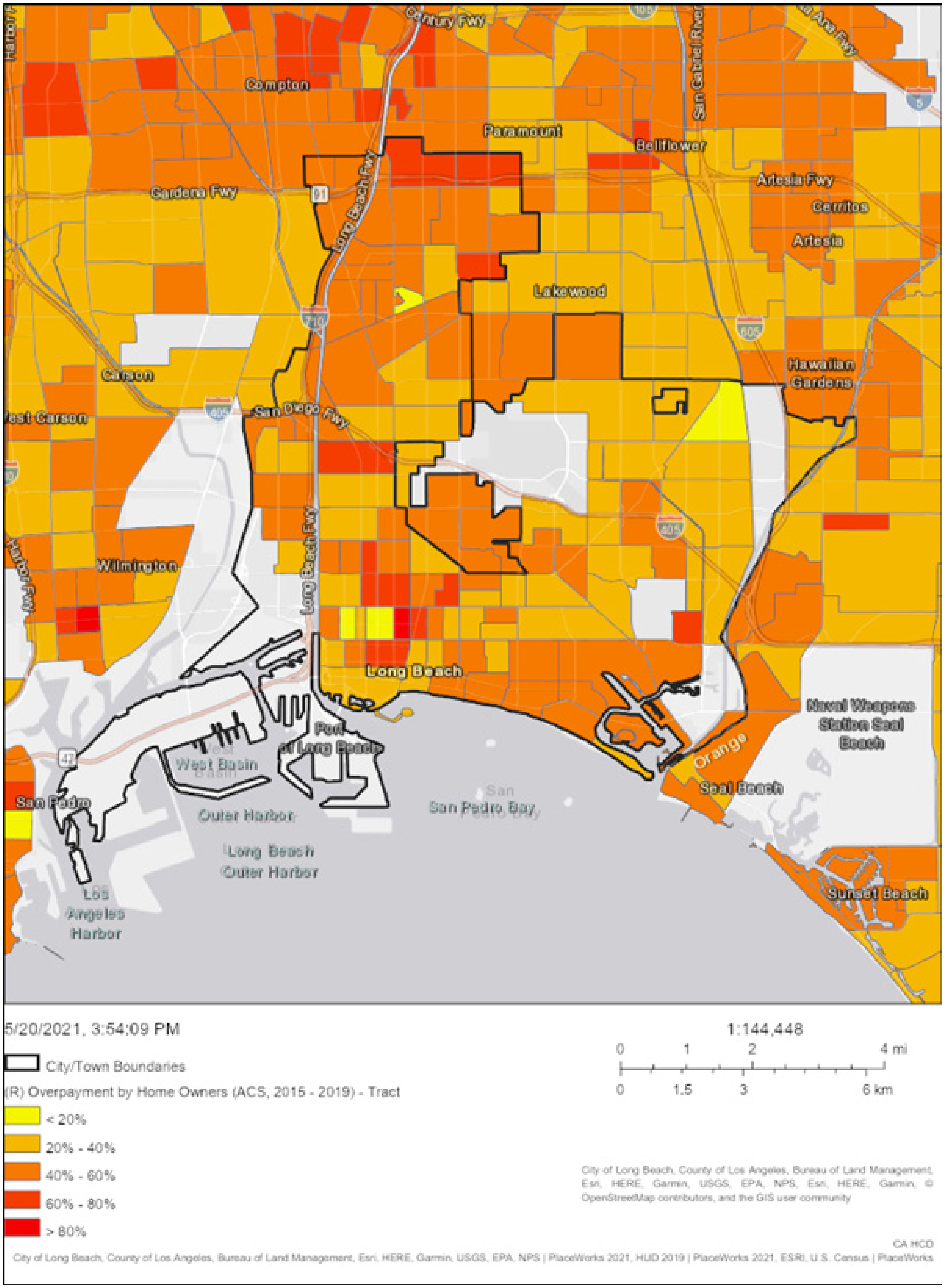


Figure F-15: (C) Overpayment by Renters (2010-2014)

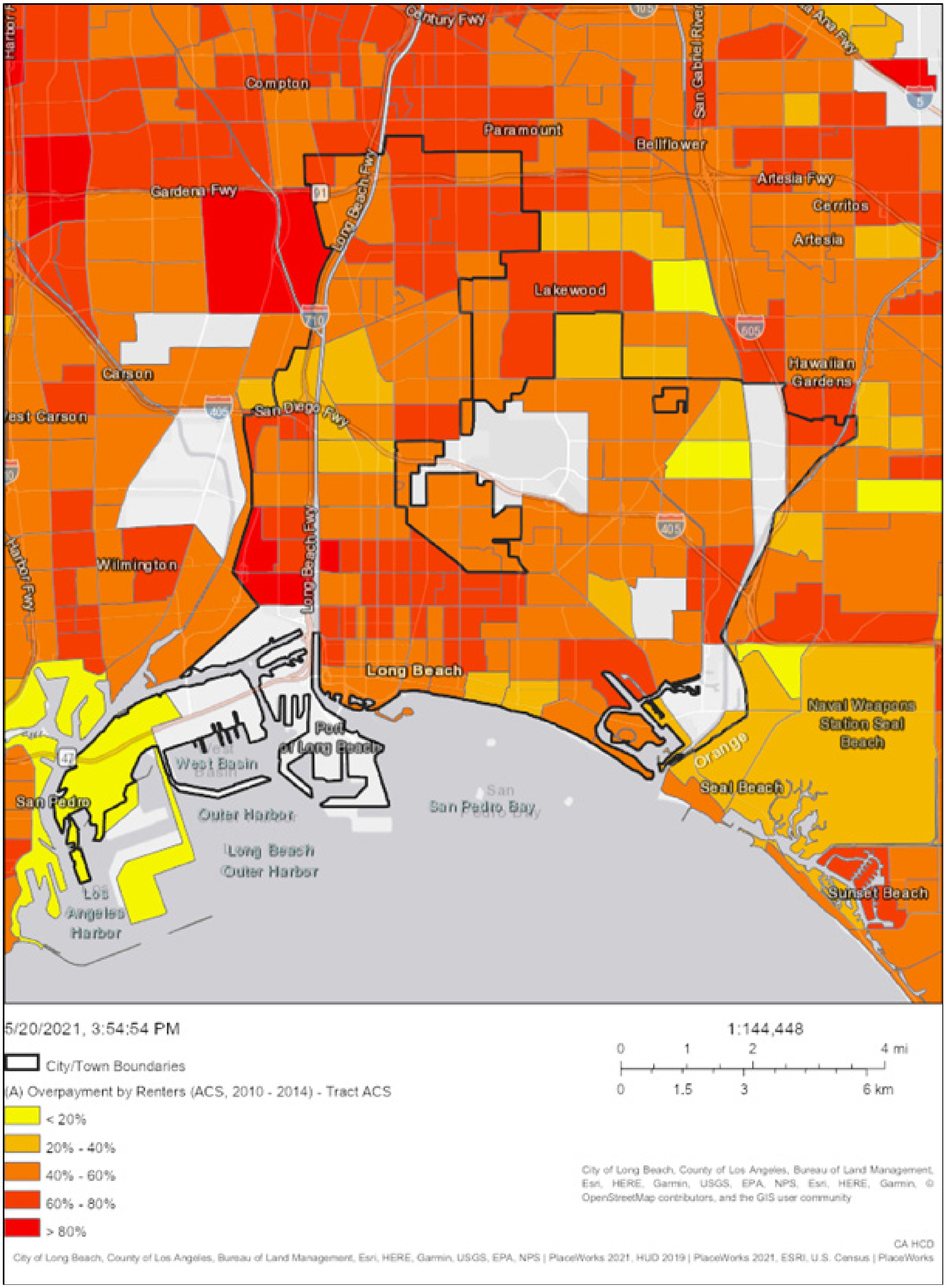
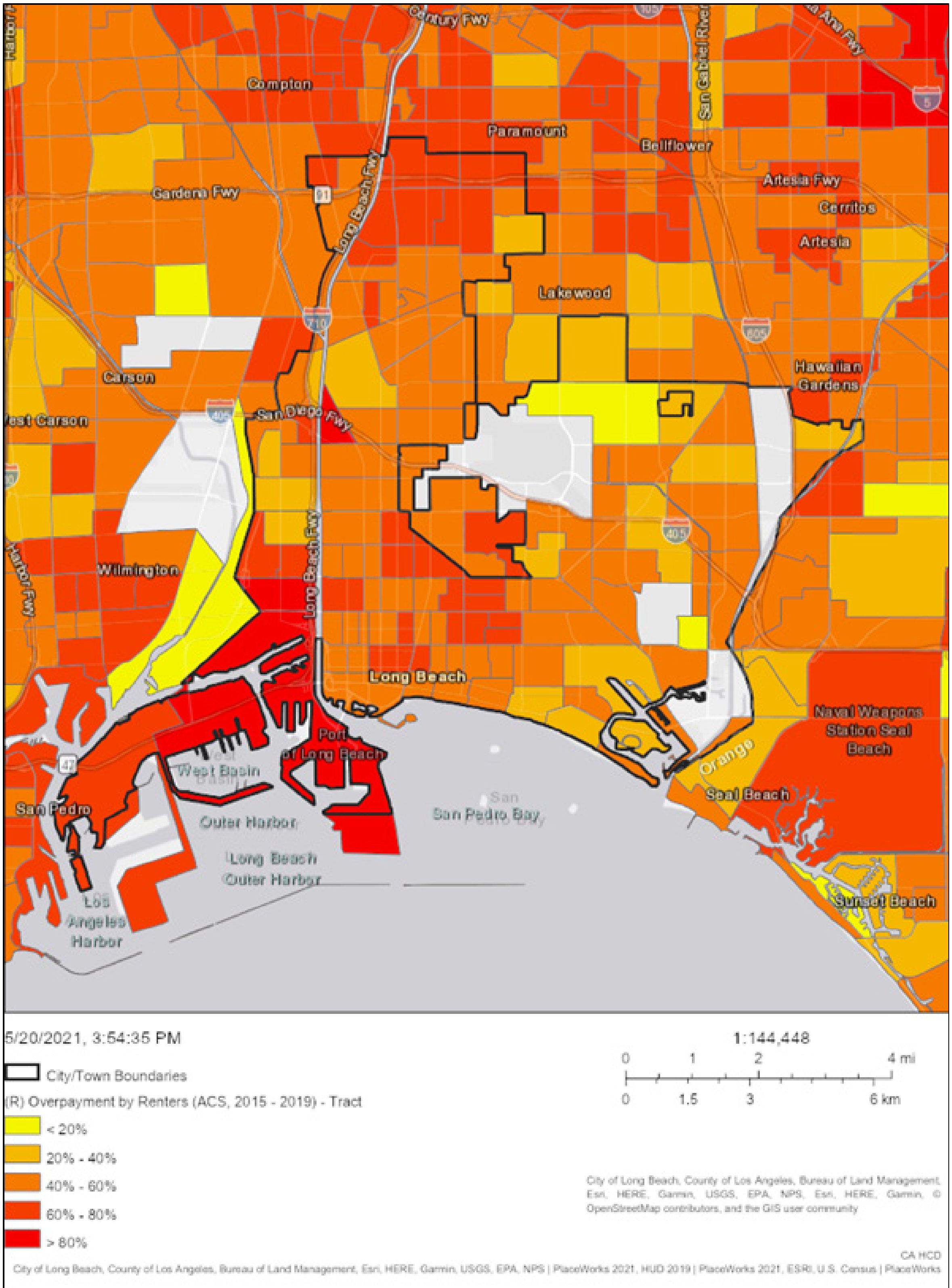


Figure F-15: (D) Overpayment by Renters (2015-2019)



Source: HCD Data Viewer, 2010-2014 & 2015-2019 ACS, 2021.

Overcrowding

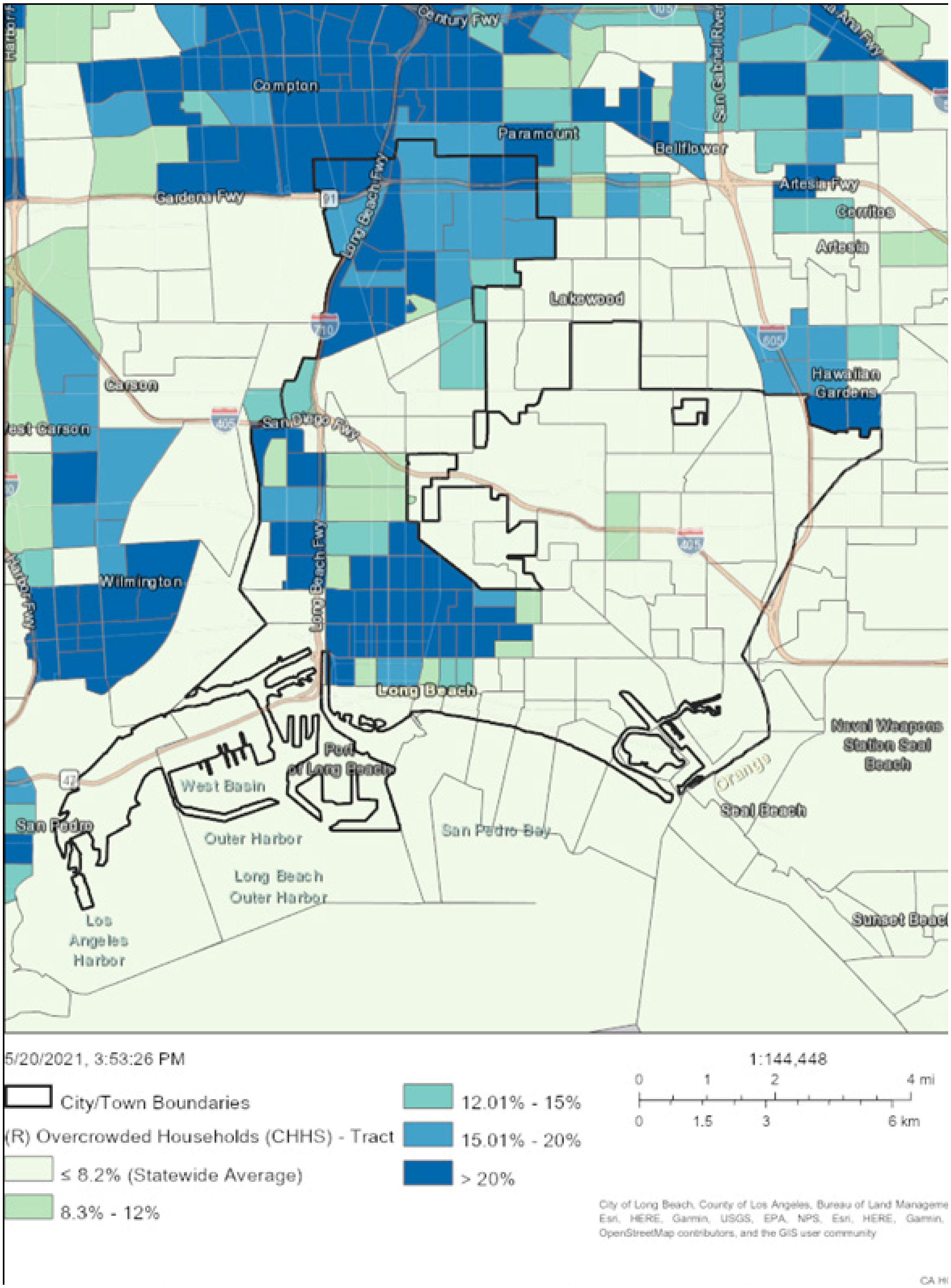
Table F-7, below, shows that approximately 6.2 percent of owner-occupied households and 16.8 percent of renter-occupied households in Long Beach are overcrowded. The proportion of overcrowded households is slightly higher than but similar to the County, where 5.7 percent of owner-occupied households and 16.7 percent of renter-occupied households are overcrowded.

Figure F-16 and **Figure F-17** show the concentration of overcrowded and severely overcrowded households by census tract. Overcrowded households are most concentrated in tracts located in the central and northern sections of the City. Similarly, tracts with higher concentrations of severely overcrowded households are also located in the central areas of the City.

Table F-7: Overcrowding by Tenure

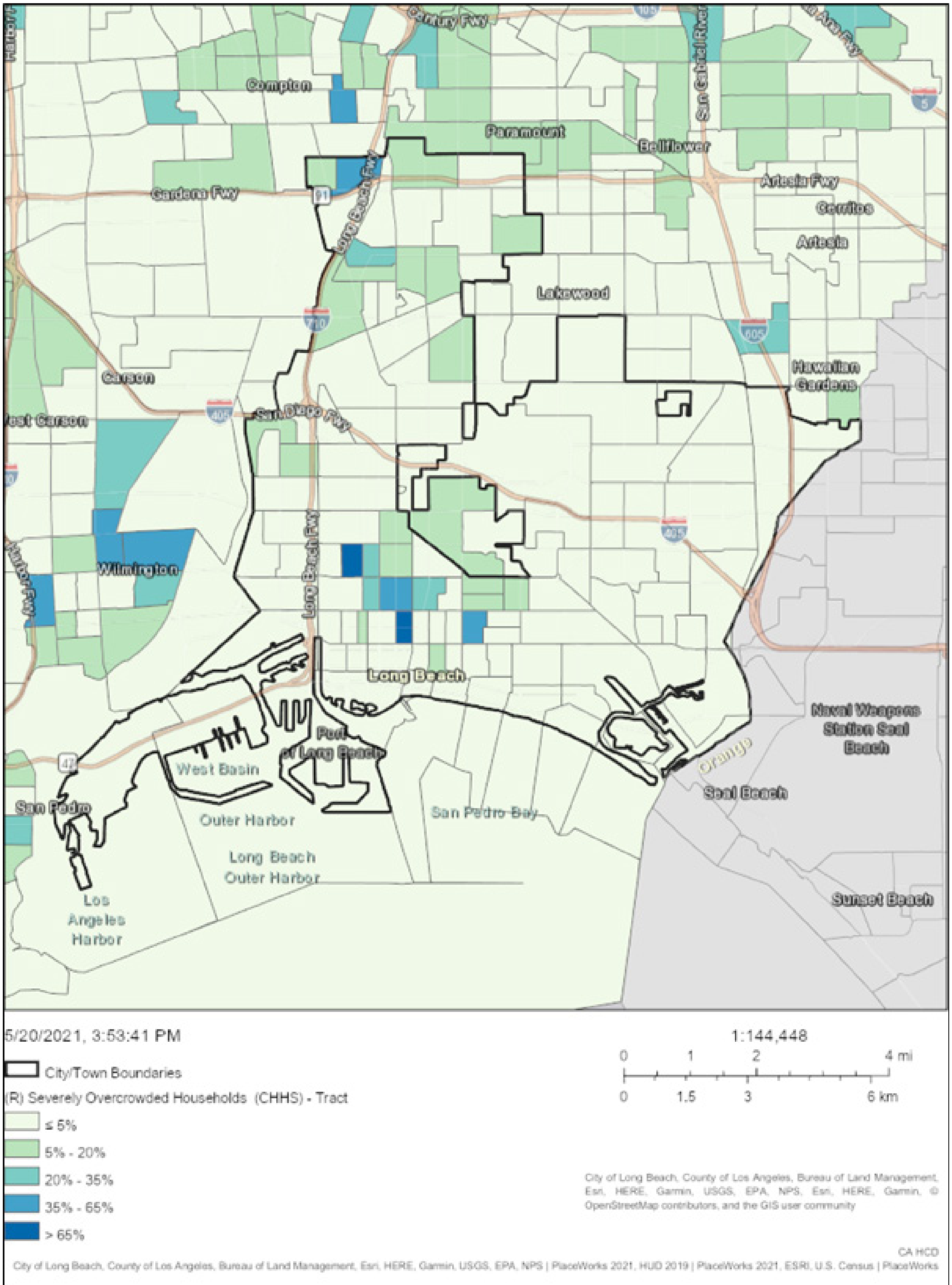
	Overcrowded (>1 person per room)		Severely Overcrowded (<1.5 persons per room)		Total HHs
	Households	%	Households	%	
Long Beach					
Owner-Occupied	4,080	6.2%	1,190	1.8%	66,000
Renter-Occupied	16,640	16.8%	7,775	7.9%	99,000
Los Angeles County					
Owner-Occupied	85870	5.7%	23025	1.5%	1,512,365
Renter-Occupied	298460	16.7%	134745	7.6%	1,782,835
Source: HUD CHAS Data (2013-2017 ACS), 2020.					

Figure F-16: Concentration of Overcrowded Households



Source: HCD Data Viewer, 2020 HUD CHAS Data, 2021.

Figure F-17: Concentration of Severely Overcrowded Households



Source: HCD Data Viewer, 2020 HUD CHAS Data, 2021.

Substandard Housing

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. In Long Beach, 0.3 percent of owner-occupied households and 2.2 percent of renter-occupied households lacked complete plumbing or kitchen facilities, fewer compared to the County (**Table F-8**).

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. Homes may begin to require major repairs or rehabilitation at 30 to 40 years of age. According to the 2015-2019 ACS, approximately 82.3 percent of the housing stock in Long Beach was built prior to 1980 and may be susceptible to deterioration, compared to 74.3 percent Countywide.

Based on data collected by the City's Code Enforcement Bureau, only 8 properties that have been inspected since the beginning of 2020 were deemed substandard and in need of actual replacement, a rate of 0.001%.

HCD defines sensitive communities as "communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost." The following characteristics define a vulnerable community:

- The share of very low income residents is above 20%; and
- The tract meets two of the following criteria:
  - Share of renters is above 40%,
  - Share of people of color is above 50%,
  - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
  - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
  - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

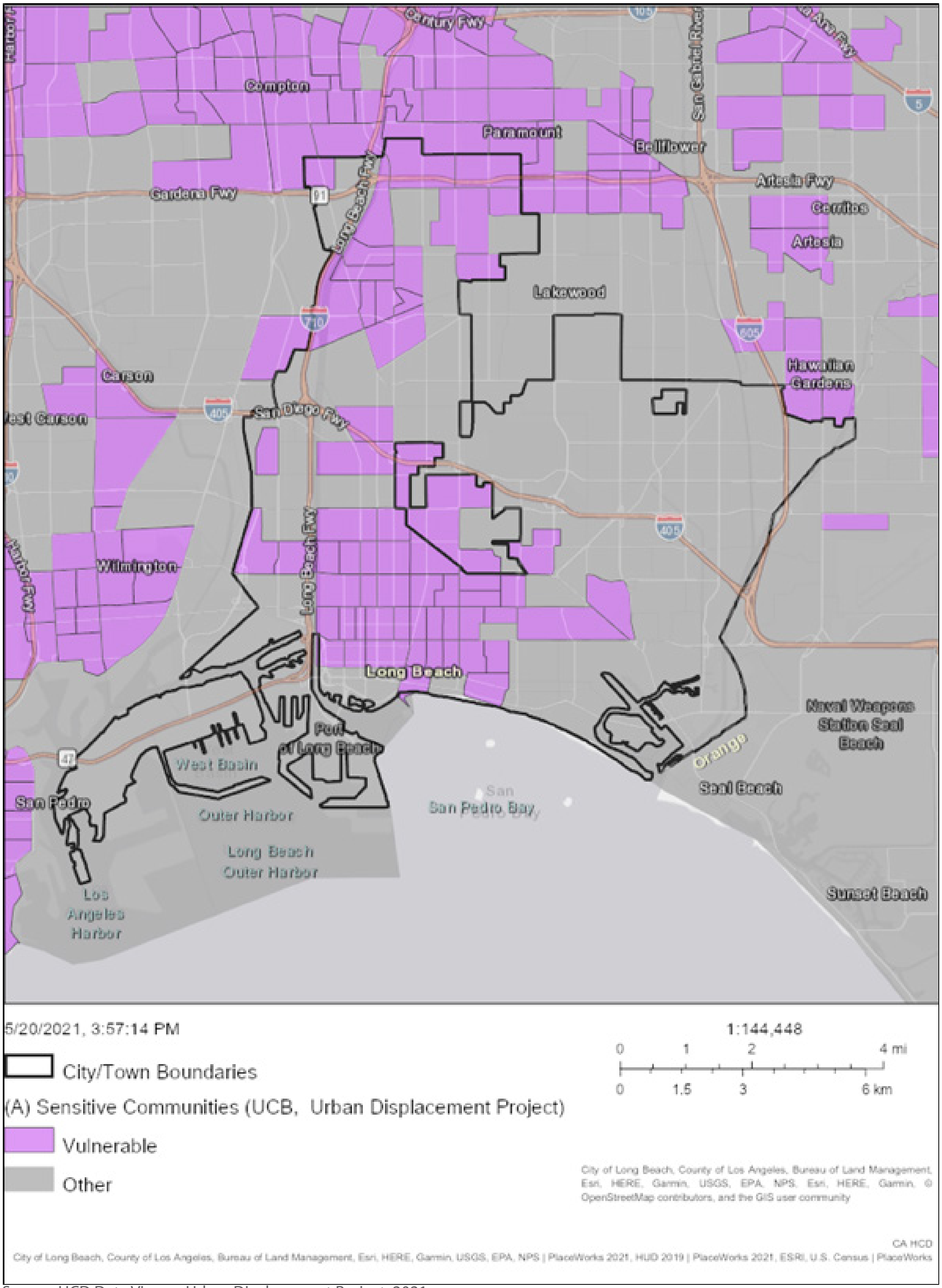
HCD has identified vulnerable communities in the northern and central sections of the City (**Figure A-18**). These areas also have higher concentrations of racial/ethnic minorities, LMI households, overpaying households, and overcrowded households.

Table F-8: Substandard Housing Conditions

	Lacking Complete Plumbing or Kitchen Facilities		Total HHs
	Households	%	
Long Beach			
Owner-Occupied	204	0.3%	66,000
Renter-Occupied	2,145	2.2%	99,000
Los Angeles County			
Owner-Occupied	6,850	0.5%	1,512,365
Renter-Occupied	50,030	2.8%	1,782,835
Source: HUD CHAS Data (2013-2017 ACS), 2020.			

Displacement Risk

Figure F-18: Sensitive Communities At-Risk of Displacement



Source: HCD Data Viewer, Urban Displacement Project, 2021.

9. Summary of Fair Housing Issues

C. Sites Inventory

AB 686 requires the sites identified to meet the RHNA to be consistent with its duty to affirmatively further fair housing and the findings in this fair housing assessment. **Figure F-19** shows the City's Sites Inventory and R/ECAPs located within the City boundaries. The sites identified to meet the RHNA are generally dispersed throughout the City.

Figure F-20 shows the compares the acreage of R/ECAPs in the City and the acreage of sites used to meet the City's RHNA with respect to R/ECAPs. Approximately 8 percent of the City is considered a R/ECAP, while 14 percent of the acreage identified to meet the RHNA are located in R/ECAPs. This is in part because most of the R/ECAPs are also located along the City's major transportation corridors where higher- intensity transit-oriented development would be appropriate and is facilitated by the City's land use regulations, consistent with state law for reducing carbon emissions, SCAG's Regional Transportation Plan/ Sustainable Communities Strategies.

Table F-9 shows the distribution of RHNA units by income category, both within and outside R/ECAPs. Most units allocated to meet the City's RHNA are in tracts that are not considered a R/ECAP; only 11.6 percent of units are located within R/ECAPs. There are fewer lower income units located in R/ECAPs (8.6 percent), compared to moderate income units (23.5 percent) and above moderate income units (13.2 percent). The City's RHNA strategy does not disproportionately locate new lower income units in existing areas of racially and ethnically concentrated areas of poverty (R/ECAPs).

Figure F-20: Distribution of City and Sites Inventory Area by R/ECAPs

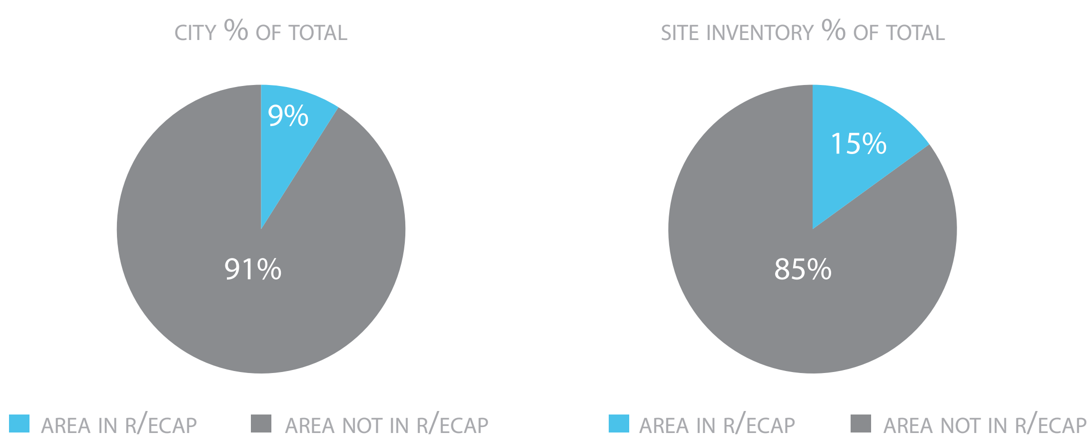


Figure F-19: Sites Inventory and R/ECAPs

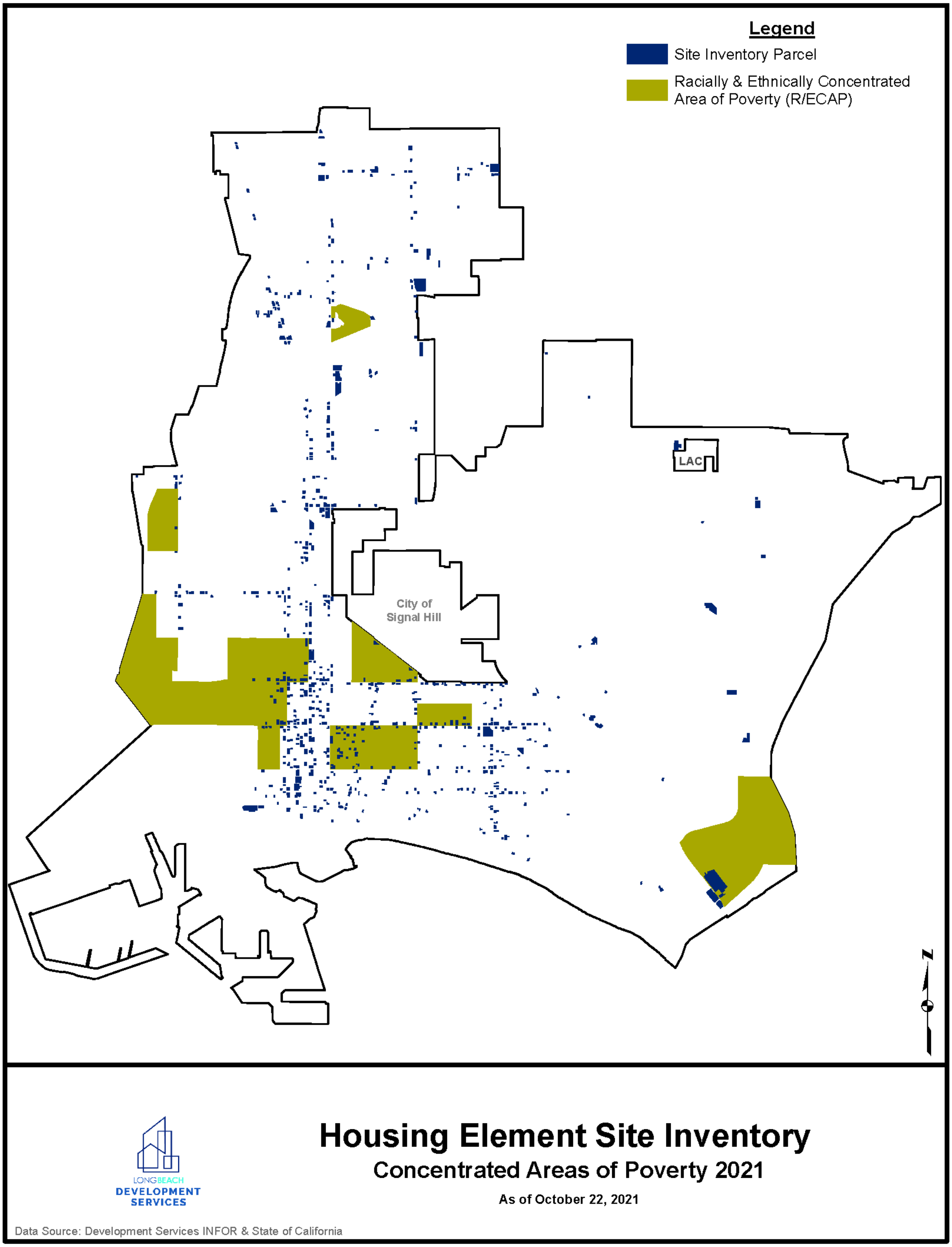


Table F-9: Distribution of RHNA Units by R/ECAP Tract

R/ECAP (Tract)	Lower Income Units		Moderate-Income Units		Above Moderate-Income Units		All Site Inventory Units	
	Percent	Units	Percent	Units	Percent	Units	Percent	Units
R/ECAP	10.48%	1,356	25.52%	369	13.93%	1,976	12.95%	3,701
Not a R/ECAP	89.52%	11,587	74.48%	1,077	86.07%	12,206	87.05%	24,870
Total	**12,943**		**1,446**		**14,182**		**28,571**	

(RTP/SCS), and planning best practices. Introducing new development in these areas in conjunction with expanded tenant protections would infuse private investments in these neighborhoods and have the potential to facilitate neighborhood improvements while minimizing the risk of displacing existing residents.

Figure F-21 shows the Sites Inventory by TCAC Opportunity Area. As described above, a majority of the eastern side of the City is highest or high resource, while the western section of the City is a mix of moderate and low resource areas and areas of high segregation and poverty. Most of the sites identified are located on the western side of the City.

Figure F-22 shows the breakdown of sites by TCAC Opportunity Area. Highest and high resource areas make up approximately 26 percent and 16 percent of the City's geography. However, only 12 percent of the sites identified are in highest resource areas and 13 percent are in high resource areas. Conversely, 32 percent of sites are located in moderate resource or moderate resource (rapidly changing) tracts, while these tracts make up only 16 percent of the City's geography. Low resource areas account for 11 percent of the City, but 22 percent of the sites inventory. Approximately 6 percent of the City's geography is classified as an area of high segregation and poverty, but 14 percent of the sites inventory is located within these tracts.

Table F-10 shows the breakdown of site inventory units by income category and TCAC Opportunity Area score. A larger proportion of lower income units (61.8 percent) are in highest, high, or moderate resource, including rapidly changing, tracts compared to moderate income units (49.6 percent) and above moderate income units (36 percent). Further, 19.1 percent of lower income units are in high or highest resource tracts compared to 18.2 percent of moderate income units and only 9.5 percent of above moderate income units. Overall, 29 percent of units are in low resource tracts, including 21.6 percent of lower income units, and 16.8 percent are in tracts of high segregation and poverty, including 16.6 percent of lower income units. Though a substantial proportion of lower income units are in low resource and high segregation and poverty tracts, the City's RHNA strategy generally locates units throughout the City, and does not disproportionally put lower income units in low resource areas in comparison to moderate and above moderate income units. Thus, the site inventory helps address patterns of segregation by focusing more low-income units in higher resource areas, and more market rate units in lower resource areas.

It is also important that many of the sites in the inventory are designed to facilitate housing affordable to various income levels, either through the provision of very-low and low-income units as required by inclusionary housing ordinance in the Downtown and Midtown areas of the City, or through the Enhanced Density Bonus incentives that go above and beyond state law to facilitate mixed-income projects that include low or moderate-income units citywide. The incentives are for EDB are generous across the board, but are most generous for moderate-income units. These two strategies are critical to facilitating mixed-income housing, including in high-opportunity areas, as has been successful in Los Angele's Transit Oriented Communities program, which the Enhanced Density Bonus is modeled from. Program 6.7 calls for monitoring and potentially expand the inclusionary housing requirements to other submarkets, and Program 6.10: Zoning Tailored to Disadvantaged Neighborhoods, to maximize benefits of new development for lower-income communities of color while employing strategies to minimize displacement.

Figure F-21: Sites Inventory and TCAC Opportunity Areas

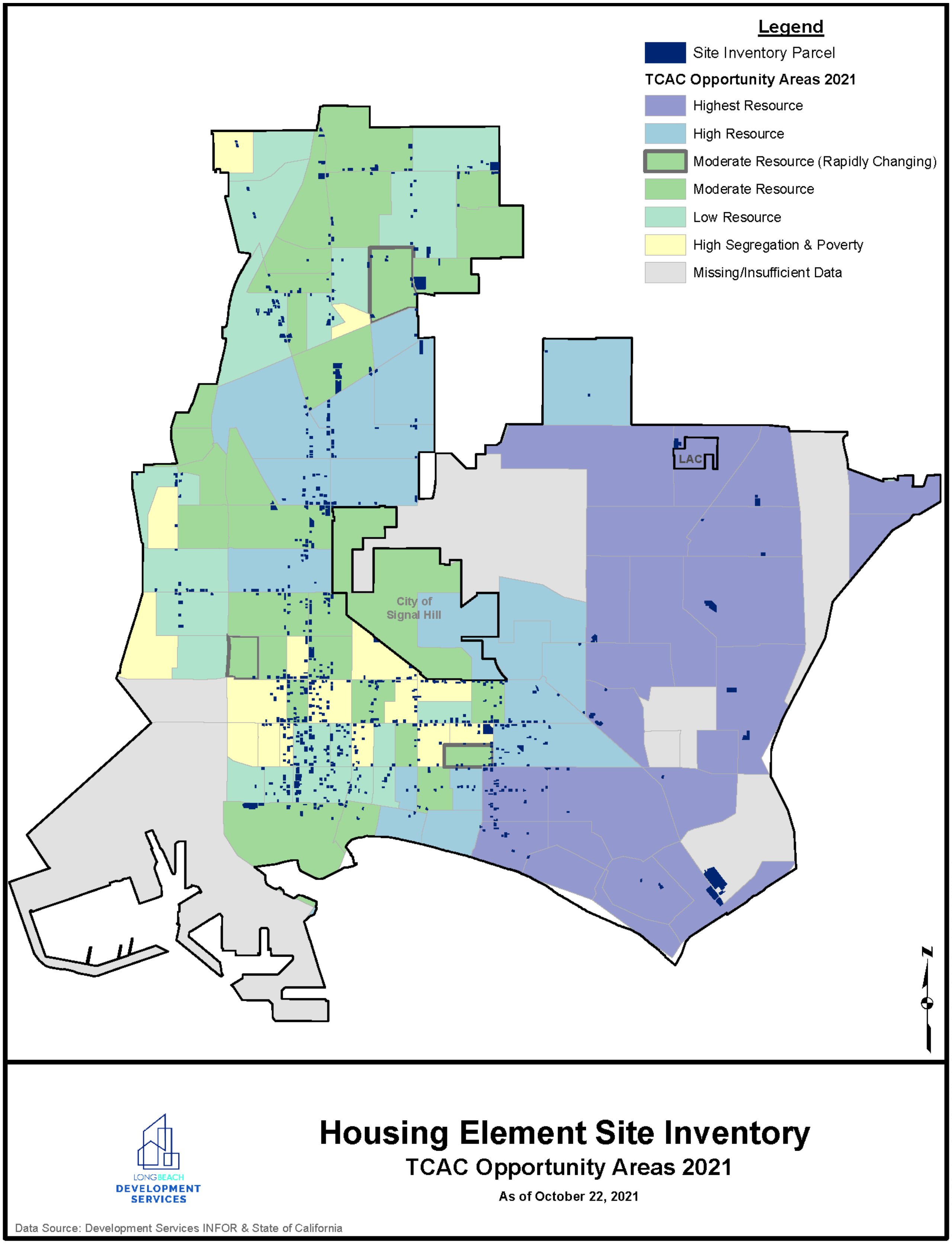


Figure F-22: Distribution of City and Sites Inventory Area by TCAC Opportunity Score

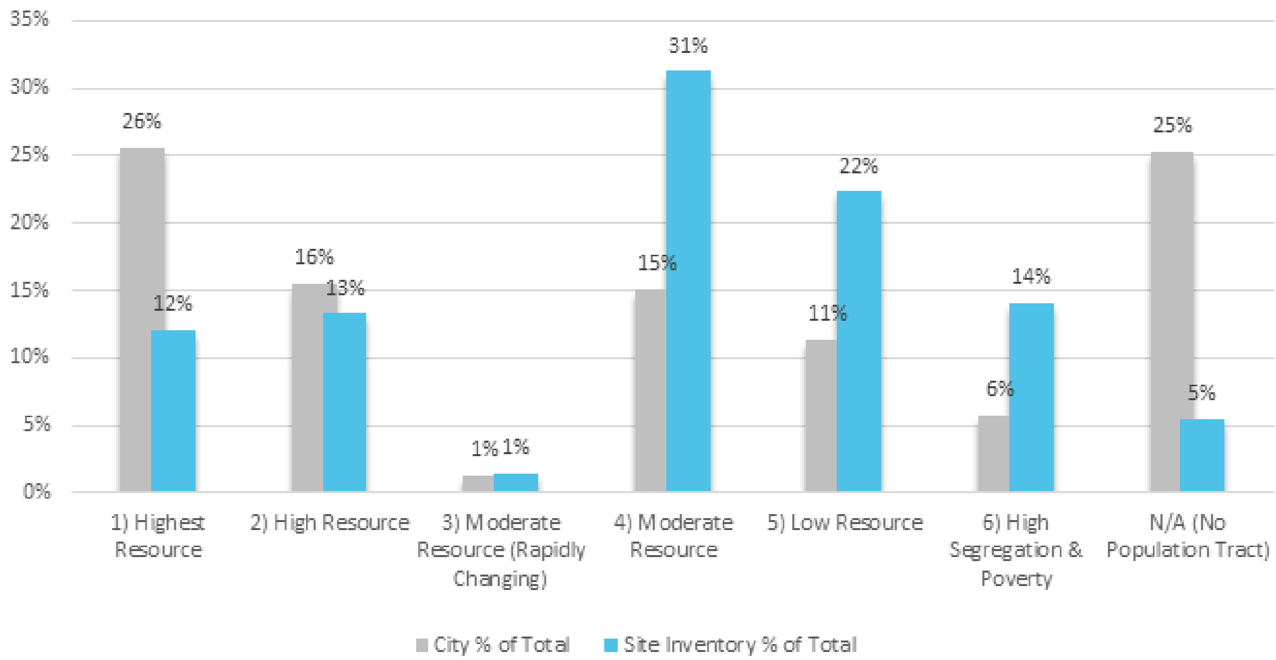


Table F-10: Sites Inventory Unit Breakdown by TCAC Opportunity Score

TCAC Opportunity Area Score (Tract)	Lower Income Units		Moderate-Income Units		Above Moderate-Income Units		All Site Inventory Units	
	Percent	Units	Percent	Units	Percent	Units	Percent	Units
Highest Resource	5.60%	728	7.80%	113	4.20%	598	5.00%	1,439
High Resource	13.50%	1,742	10.40%	149	5.20%	741	9.20%	2,602
Moderate Resource	41.60%	148	29.40%	29	29.40%	126	34.90%	303
Moderate Resource (Rapidly Changing)	1.10%	5,383	2.00%	426	0.90%	4,175	1.10%	9,984
Low Resource	21.60%	2,792	16.90%	245	37.10%	5,262	29.00%	8,299
High Segregation and Poverty	16.60%	2,150	17.90%	259	16.80%	2,378	16.80%	4,787
Missing/Insufficient Data	0.00%	0	15.60%	225	6.40%	902	3.90%	1,127
Total	**12,943**		**1,446**		**14,182**		**28,571**	

As discussed previously, the eastern section of the City tends to have higher environmental quality compared to the western section of the City. **Figure F-23** shows the Sites Inventory and CalEnviroScreen score by census tract. Most of the sites are located in the western and southern sections of the City.

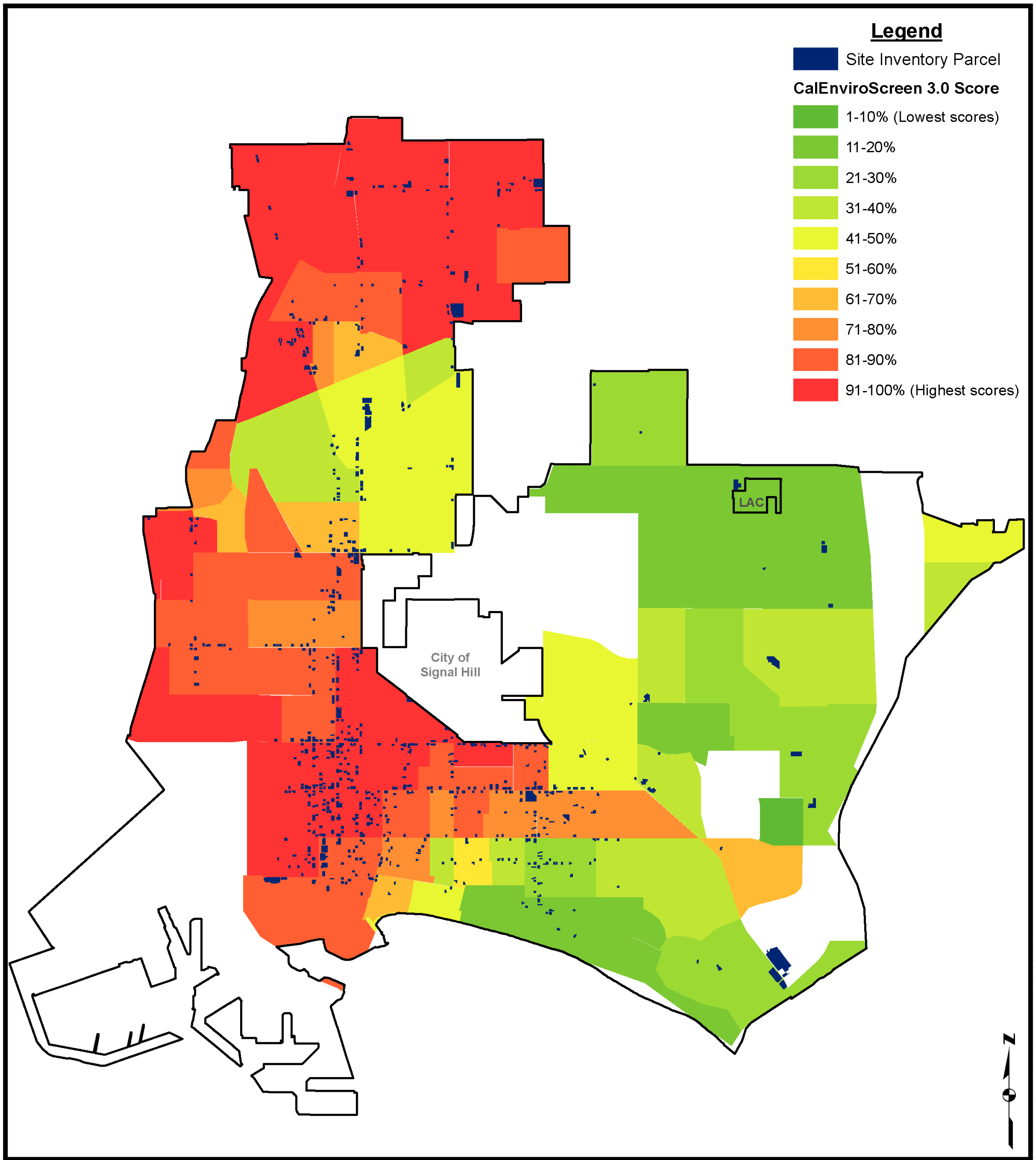
Figure F-24 shows the breakdown of the Sites Inventory area by CalEnviroScreen score. The sites identified to fulfill the City's RHNA are disproportionately located in higher risk areas. Approximately 39 percent of the City has a CalEnviroScreen score of 6 or above, and is a higher environmental risk area. However, 72 percent of the area identified in the Sites Inventory is located within tracts that scored a 6 or above. Only 23 percent of the Sites Inventory area is located in a tract that scored a 5 or below.

The February 2021 update to the CalEnviroScreen (CalEnviroScreen 4.0) and the distribution of the City's sites inventory by unit is shown in Table F-11. A census tract's overall CalEnviroScreen percentile equals the percentage of all ordered CalEnviroScreen scores that fall below the score for that area. Most units are in tracts with poor EnviroScreenScores in the 81st percentile or above, including 64.1 percent of lower income units, 45.6 percent of moderate income units, and 71.9 percent of above moderate income units. A smaller percentage of lower income units fall into the 40th percentile or below (4.8 percent), compared to 27.2 percent of moderate income units and 11.8 percent of above moderate income units. However, 31.1 percent of lower income units fall into the mid-range scores between the 40th and 80th percentile, while only 27.2 percent of moderate income units and 16.2 percent of above moderate income units fall into this range.

As shown, lower-income units are not more strongly focused in high CalEnviroScreen areas compared to other income levels. Although a larger proportion of site inventory units are in high CalEnviroScreen scoring areas than the City's overall breakdown of scores, this also reflects that areas well served by transit and jobs, such as the Downtown area, are in high CalEnviroScreen areas as West, Central and North Long Beach are impacted by the Port and goods movement corridors.

Table F-11: Distribution of RHNA Units by CalEnviroScreen 4.0

Figure F-23: Sites Inventory and CalEnviroScreen Score



Housing Element Site Inventory

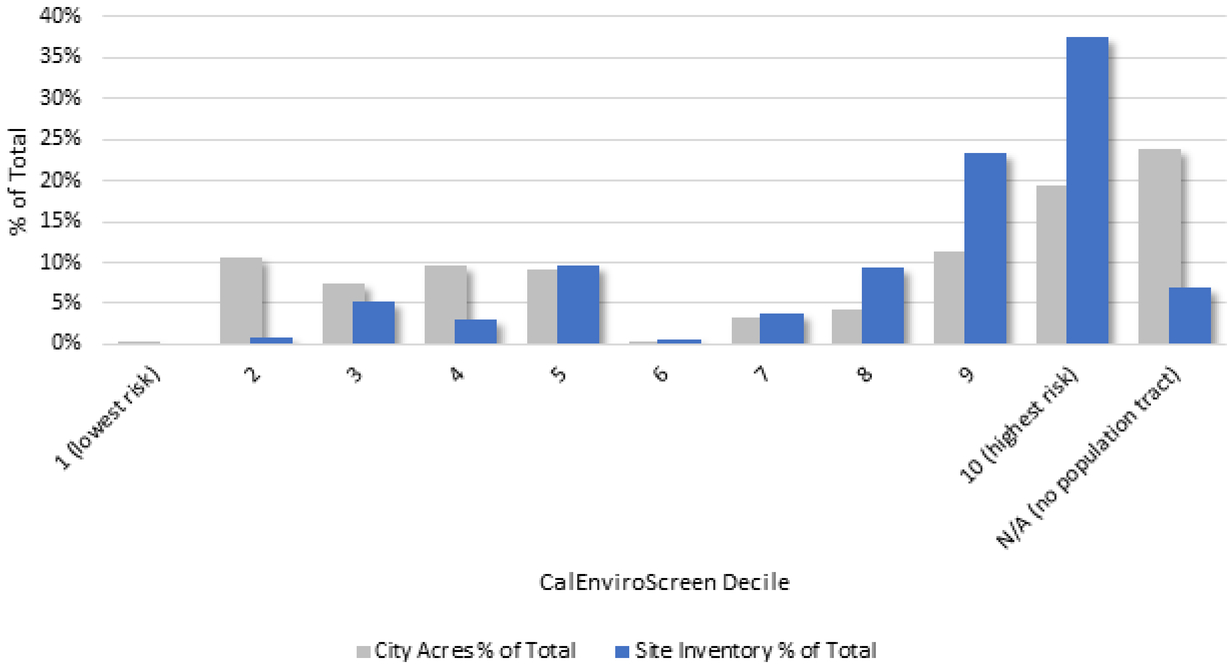
CalEnviroScreen 3.0 Score 2021

As of October 22, 2021

LONG BEACH DEVELOPMENT SERVICES

Data Source: Development Services INFOR & State of California

Figure F-24: Distribution of City and Sites Inventory Area by CalEnviroScreen Score



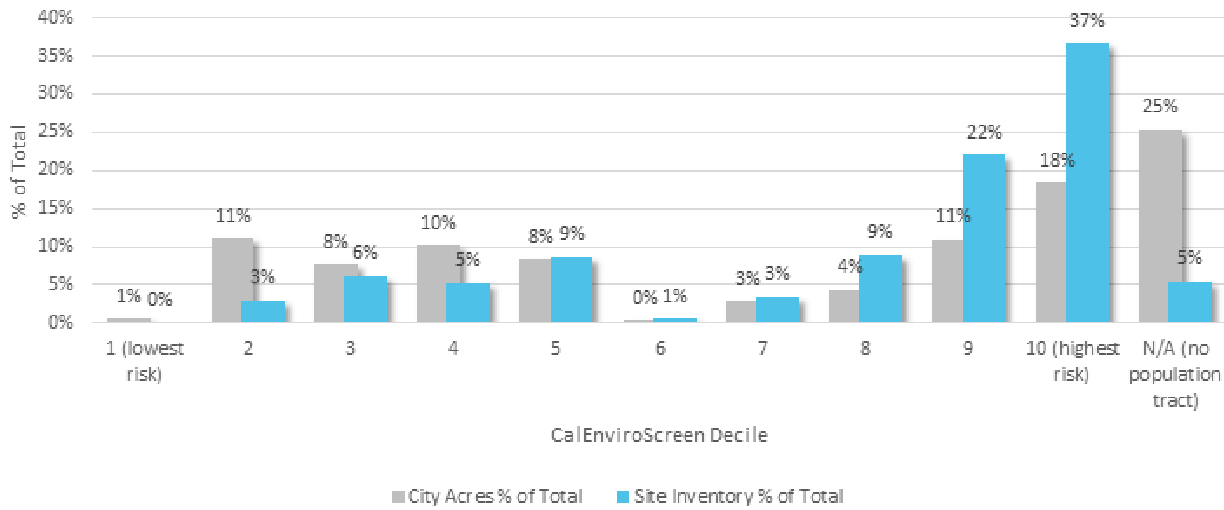


Table F-11: Distribution of RHNA Units by CalEnviroScreen 4.0 Percentile ScorePercentile Score

CalEnviroScreen 4.0 (Tract)	Lower Income Units		Moderate-Income Units		Above Moderate-Income Units		All Site Inventory Units	
	Percent	Units	Percent	Units	Percent	Units	Percent	Units
1-10%	0.73%	95	18.12%	262	7.40%	1,050	4.92%	1,407
11-20%	1.38%	178	0.41%	6	0.97%	138	1.13%	322
21-30%	0.87%	113	2.49%	36	1.00%	142	1.02%	291
31-40%	1.83%	237	6.15%	89	2.46%	349	2.36%	675
41-50%	8.70%	1,126	5.60%	81	2.59%	368	5.51%	1,575
51-60%	3.83%	496	2.35%	34	1.27%	180	2.49%	710
61-70%	4.47%	578	10.51%	152	5.60%	794	5.33%	1,524
71-80%	14.06%	1,820	8.78%	127	6.78%	962	10.18%	2,909
81-90%	25.72%	3,329	15.63%	226	45.99%	6,523	35.27%	10,078
91-100%	38.41%	4,971	29.94%	433	25.92%	3,676	31.78%	9,080
Total	**12,943**		**1,446**		**14,182**		**28,571**	

Table F-12 shows a majority (65.5%) of lower income RHNA units are located in block groups where racial/ethnic minorities make up more than 80% of the population. A majority of moderate income units (59.7%) are also located in tracts with racial ethnic minority populations greater than 80%, while only 48.6% of above moderate income units are in tracts with a racial/ethnic minority population exceeding 80%. There are very few RHNA sites, affordable or market-rate, in tracts where racial/ethnic minority concentrations are between 0 and 40%; however, as shown in **Figure F-25**, most tracts in the City have high racial/ethnic minority concentrations. Long Beach as a whole is a city with a majority people of color, however a majority of the sites identified to meet the RHNA are located in areas of the City with the greatest concentrations of people of color.

Table F-12: Sites Inventory Breakdown by Racial/Ethnic Minority Population

Non-White (Block Group)	Lower Income Units		Moderate-Income Units		Above Moderate-Income Units		All Site Inventory Units	
	Percent	Units	Percent	Units	Percent	Units	Percent	Units
<=20%	0.00%	0	0.14%	2	0.04%	6	0.03%	8
21-40%	4.00%	518	5.88%	85	3.14%	446	3.67%	1,049
41-60%	8.55%	1,107	7.81%	113	17.19%	2,438	12.80%	3,658
61-80%	21.90%	2,835	10.93%	158	24.67%	3,499	22.72%	6,492
>81%	65.54%	8,483	59.68%	863	48.59%	6,891	56.83%	16,237
Insuffícent data	0.00%	0	15.56%	225	6.36%	902	3.94%	1,127
Total	**12,943**		**1,446**		**14,182**		**28,571**	

As shown in **Table F-13**, there are no sites used to meet the City's RHNA in tracts where disabled populations exceed 30%. Approximately 41% of lower income RHNA units, 40% of moderate income units, and 36% of above moderate income units are in tracts with a disabled population below 10%. Only 3.1% of all RHNA units are in tracts where the disabled persons make up between 20 and 30% of the population, none of which are lower income units. **Figure F-26** shows the Sites Inventory and the concentration of persons with disabilities. The southwestern section of the City has the highest concentration of persons with disabilities, however none of the sites identified to meet the RHNA are located within these tracts.

Table F-13: Sites Inventory Breakdown by Disabled Population

W/ Disability (Tract)	Lower Income Units		Moderate-Income Units		Above Moderate-Income Units		All Site Inventory Units	
	Percent	Units	Percent	Units	Percent	Units	Percent	Units
<10%	41.32%	5,348	39.97%	578	35.96%	5,100	38.59%	11,026
10-20%	58.02%	7,509	44.12%	638	52.15%	7,396	54.40%	15,543
20-30%	0.66%	86	0.35%	5	5.53%	784	3.06%	875
Insufficient data	0.00%	0	15.56%	225	6.36%	902	3.94%	1,127
Total	**12,943**		**1,446**		**14,182**		**28,571**	

Of the total units used to meet the RHNA, regardless of income category, 30% are in tracts where 20-40% of children are in married couple households, 31.6% where 40-60% of children are in married couple households, and 30.4% where 60-80% of children are in married couple households (**Table F-14**). Approximately 41% of moderate income RHNA units are in tracts where only 20-40% of children live in married couple households, compared to 24.1% of moderate income units and 22.4% of lower income units.

Table F-14: Sites Inventory Breakdown by Children in Married Couple Households

Children in Married Couple Households (Census Tracts)	Lower Income Units		Moderate-Income Units		Above Moderate-Income Units		All Site Inventory Units	
	Percent	Units	Percent	Units	Percent	Units	Percent	Units
20-40%	22.41%	2,900	24.14%	349	40.76%	5,780	31.60%	9,029
40-60%	41.78%	5,407	37.14%	537	19.34%	2,743	30.40%	8,687
60-80%	32.20%	4,167	17.98%	260	30.53%	4,330	30.65%	8,757
>80%	3.62%	469	5.19%	75	3.01%	427	3.40%	971
Insufficient data	0.00%	0	15.56%	225	6.36%	902	3.94%	1,127
Total	**12,943**		**1,446**		**14,182**		**28,571**	

As presented in **Table F-15** 1.2% of moderate income units and 0.5% of above moderate income units are in tracts where between 60 and 80% of children live in single-parent female-headed households. Nearly half of lower income RHNA units are in tracts where 20 to 40% of children live in female-headed households and another 31.1% are in tracts where fewer than 20% of children live in female-headed households. The Sites Inventory and concentration of children by household type are shown in **Figure F-27** and **Figure F-28**.

Table F-15: Sites Inventory Breakdown by Children in Female-Headed Households

Children in Female-Headed Households (Census Tracts)	Lower Income Units		Moderate-Income Units		Above Moderate-Income Units		**All Site Inventory Units**	
	Percent	**Units**	**Percent**	**Units**	**Percent**	**Units**	**Percent**	**Units**
<20%	31.12%	4,028	17.50%	253	27.14%	3,849	28.46%	8,130
20-40%	46.91%	6,071	47.03%	680	32.27%	4,577	39.65%	11,328
40-60%	21.97%	2,844	18.67%	270	33.76%	4,788	27.66%	7,902
60-80%	0.00%	0	1.24%	18	0.47%	66	0.29%	84
Insufficient data	0.00%	0	15.56%	225	6.36%	902	3.94%	1,127
Total	**12,943**		**1,446**		**14,182**		**28,571**	

As shown in **Table F-16**, there are more RHNA units, affordable and market-rate, located in tracts with higher concentrations of LMI households exceeding 50%. Approximately 45% of lower income units, 44% of moderate income units, and 42% of above moderate income units are in tracts with an LMI population over 75%. A smaller share of lower income units (2.1%) are in tracts where LMI households make up less than 25% of the population, compared to moderate income units (18.9%) and above moderate income units (8.9%). As discussed previously, there are higher concentrations of LMI households on the western side of the City. **Figure F-29** shows that most of the sites selected to meet the RHNA are also located along the western and southern sections of the City in tracts with higher percentages of LMI households.

Table F-16: Sites Inventory Breakdown by LMI Households

LMI Households (Census Tracts)	Lower Income Units		Moderate-Income Units		Above Moderate-Income Units		All RHNA Units	
	Percent	**Units**	**Percent**	**Units**	**Percent**	**Units**	**Percent**	**Units**
<25%	2.09%	270	18.88%	273	8.93%	1,266	6.33%	1,809
25-50%	18.10%	2,343	9.41%	136	22.61%	3,206	19.90%	5,685
50-75%	34.91%	4,519	28.15%	407	26.92%	3,818	30.60%	8,744
75-100%	44.90%	5,811	43.57%	630	41.55%	5,892	43.17%	12,333
Total	**12,943**		**1,446**		**14,182**		**28,571**	

Figure F-25: Sites Inventory and Racial/Ethnic Minority Concentration

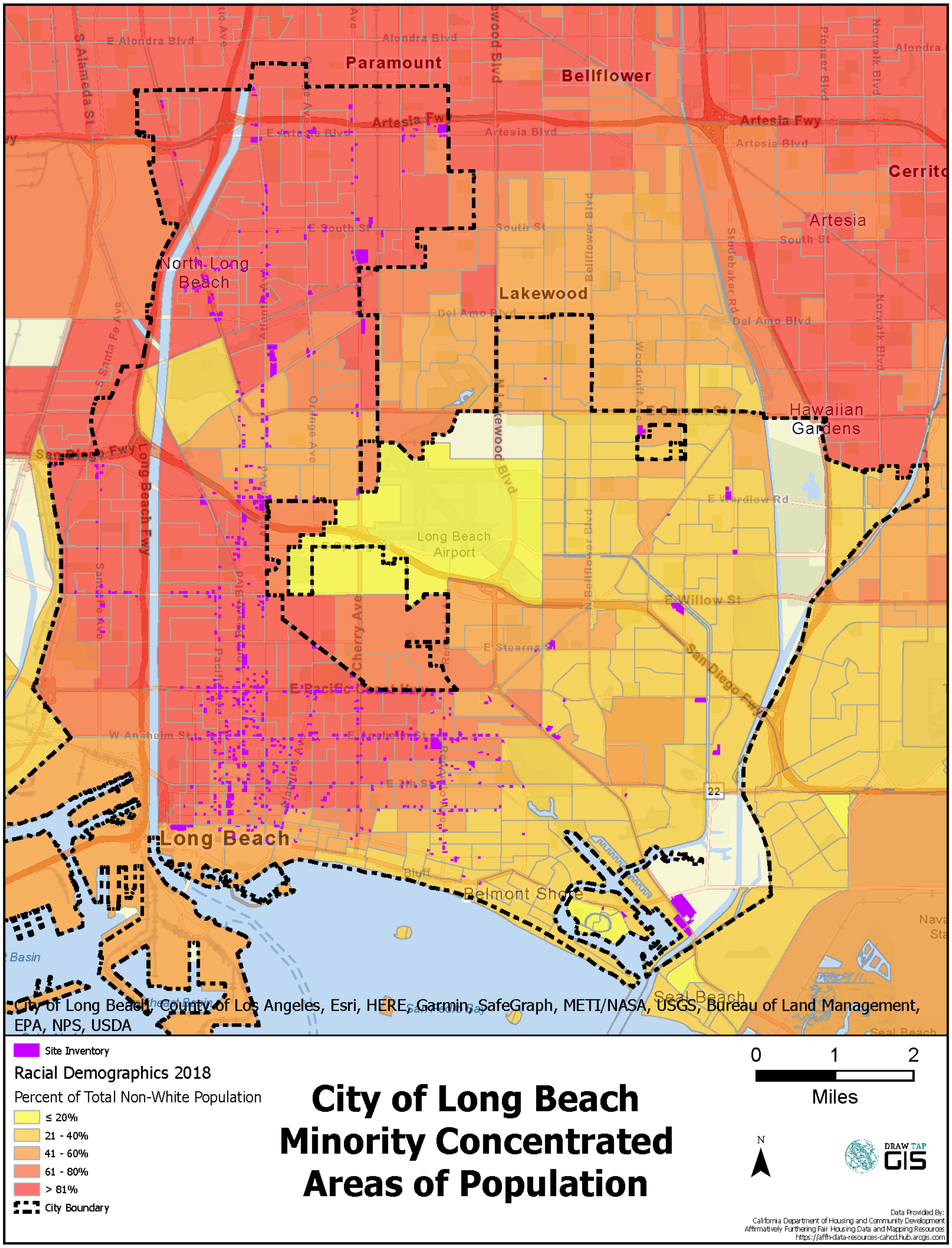


Figure F-26: Sites Inventory and Concentration of Persons with Disabilities

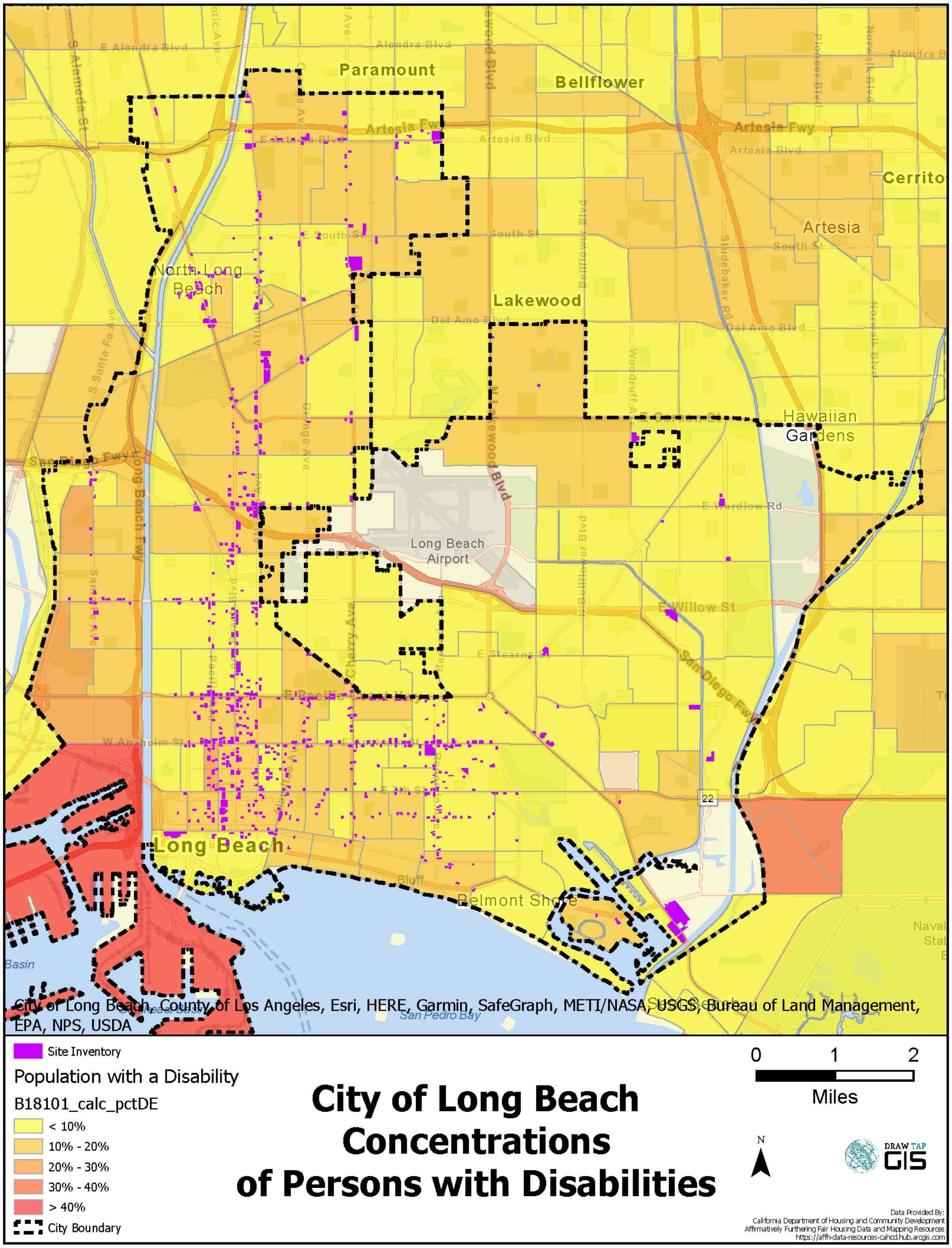


Figure F-27: Sites Inventory and Concentration of Children in Married Couple Households

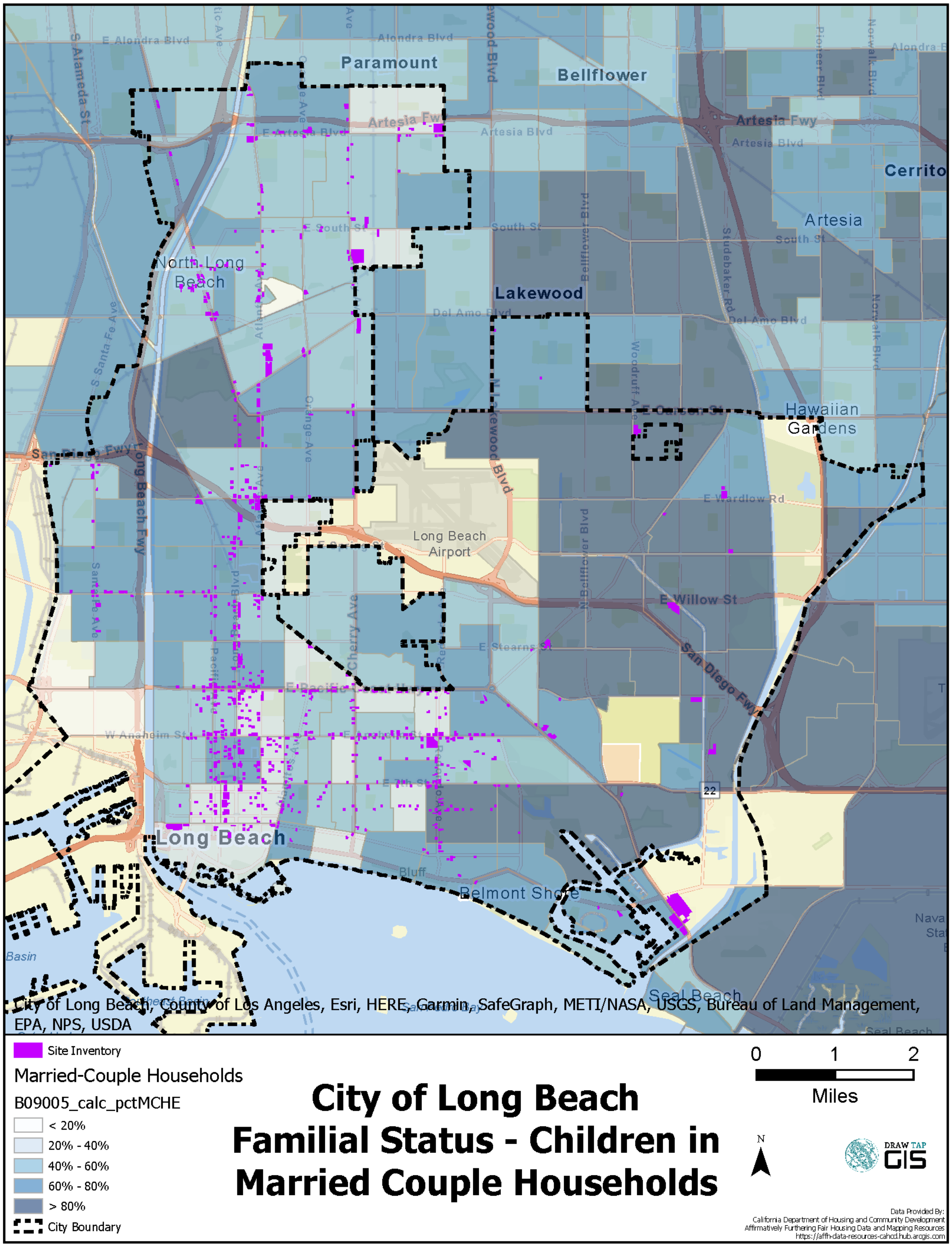


Figure F-28: Sites Inventory and Concentration of Children in Female-Headed Households

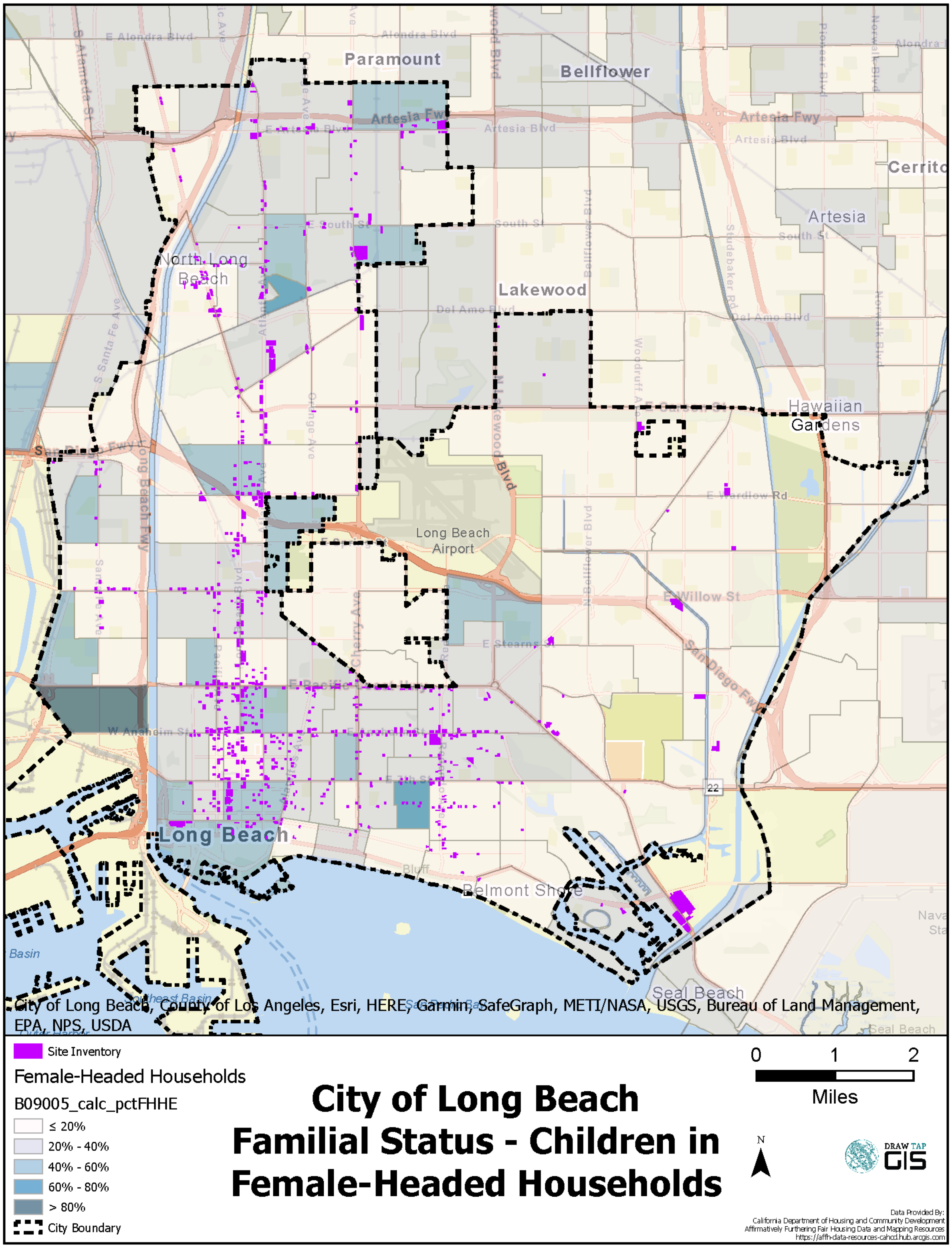
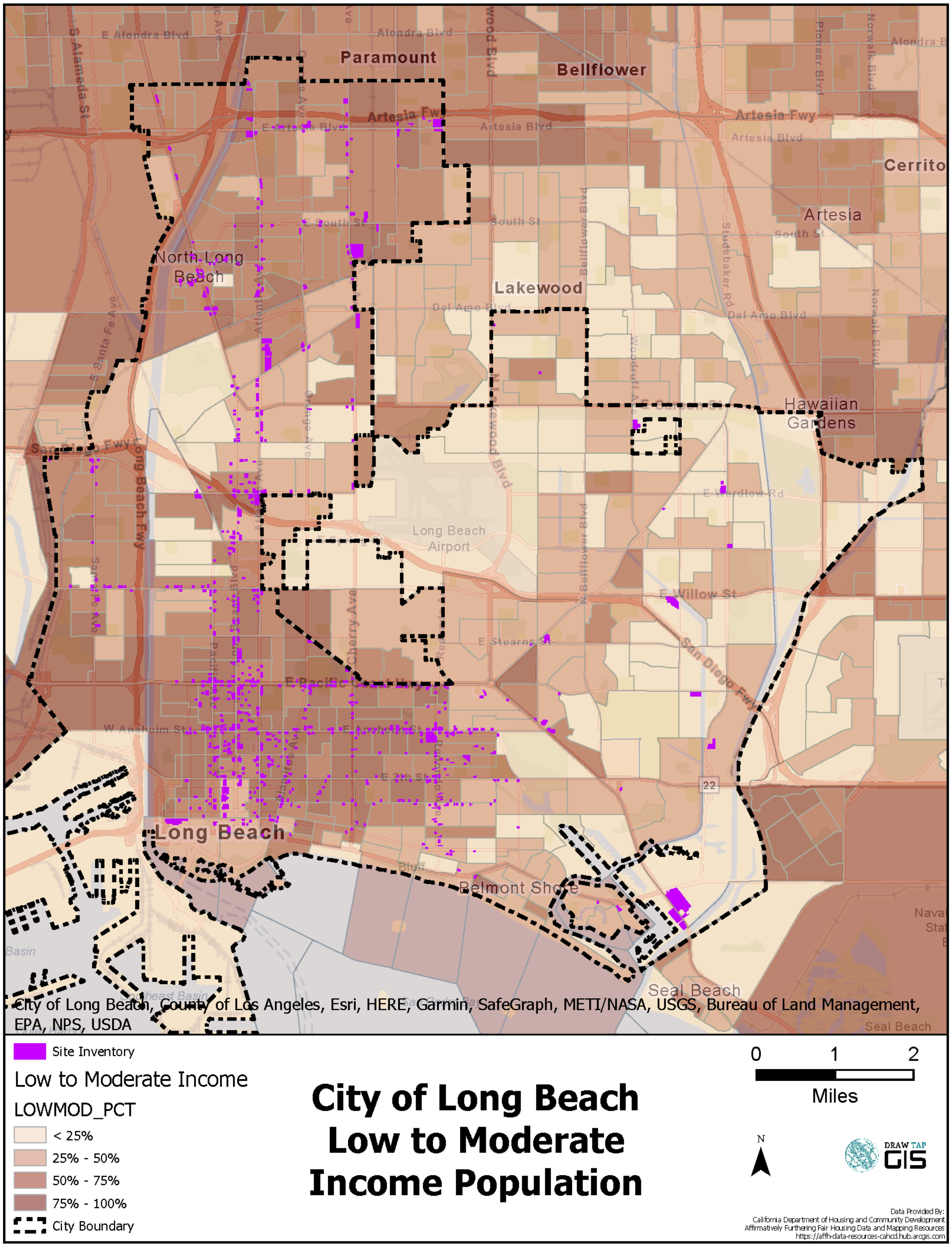


Figure F-29: Sites Inventory and Concentration of LMI Households



D. Additional Geographic Analysis of Site Inventory Impact on Affirmatively Furthering Fair Housing

As noted in Section B of this Appendix, the City of Long Beach has experienced fair housing issues since its inception and like many cities, has often exacerbated these same issues through governmental policies and zoning regulations. The Site Inventory, while not fully addressing all existing fair housing issues in the City, is nevertheless a meaningful step that begins to reverse course on the last century of housing policy in the City. Additional analysis on the geographic distribution of the Site Inventory compared to the existing housing stock contextualizes how the Site Inventory in combination with many policies and initiatives in the Housing Plan and already underway in the City demonstrates said reversal.

Existing Conditions by City Sub-Region and Opportunity Area

The City's housing stock is found in 12 primary zip codes. These zip codes can be aggregated into six areas of the City to differentiate geographies with both the existing housing and the sites identified in the inventory. The areas are each comprised of 1 to 3 zip codes as shown in **Figure F-30**:

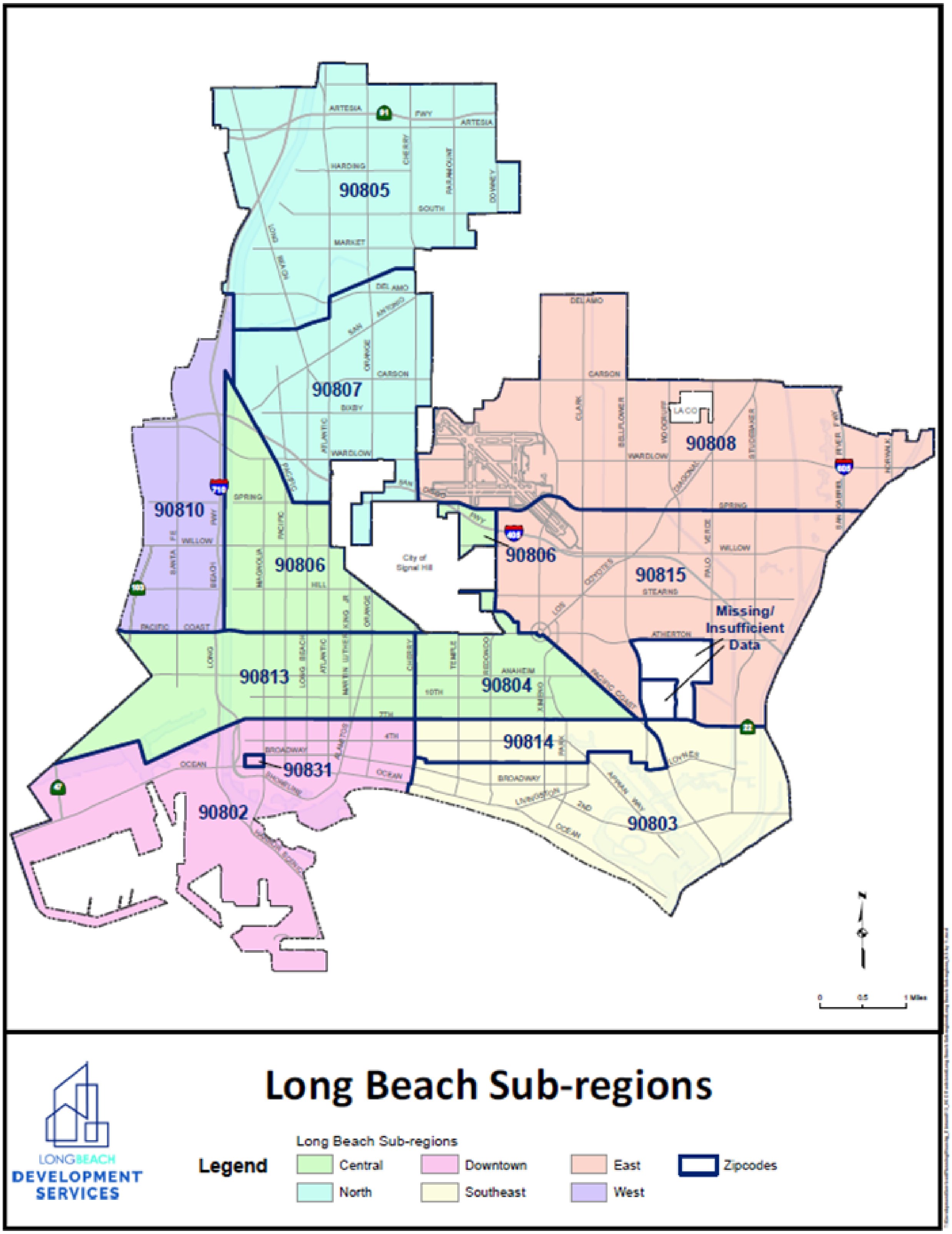
- North: 90805 and 90807
- Central: 90804, 90806, and 90813
- East: 90808 and 90815
- Southeast: 90803 and 90814
- Downtown: 90802 and 90831
- West: 90810

Each region can be summarized by the distribution of Census Tracts with different TCAC Opportunity Areas within it, as shown in **Table F-17**.

Table F-17: Regional Makeup by TCAC Opportunity Area Distribution

TCAC Category	North	Central	East	Southeast	Downtown	West
Highest Resource	-	-	15	12	-	-
High Resource	8	4	4	3	2	1
Moderate Resource (Rapidly Changing)	1	2	-	-	-	-
Moderate Resource	12	10	-	2	3	4
Low Resource	7	4	-	-	5	4
High Segregation & Poverty	2	13	-	-	-	2
Total	**30**	**33**	**19**	**17**	**10**	**11**

Figure F-30: Long Beach Sub-Regions



North Long Beach is a mix of all categories except highest resource, with an overall mix that puts it in the middle of the opportunity-segregation spectrum. The northern/western border areas are a combination of low-resource and high poverty, while the southern part of North Long Beach contains more affluent neighborhoods such as Bixby Knolls and the Virginia Country Club. Central Long Beach is the only area with three zip codes, one of which (90813) includes portions of both Downtown (south of 10th street) and West Long Beach (west of the Los Angeles River and 710 freeway); however, the majority of 90813 is still within what is commonly known as Central Long Beach, and includes notable places like the Washington neighborhood and Poly High School associated with this area. Central Long Beach also contains pockets of high-resource tracts, but is characterized by comprising the vast majority of the city's high segregation and poverty tracts. This area has been affected by redlining and other exclusionary practices for decades, as shown in the map at the beginning of Section B of this appendix. As a result, there is deep need in much of the area, though these tracts are often adjacent to moderate resource tracts, including some that are rapidly changing. West Long Beach is similarly a combination of moderate and low resource tracts, with pockets of high poverty and segregation exacerbated by longstanding environmental justice issues due to its proximity to the Port of Long Beach and major freight routes along the 710 freeway.

Conversely, East Long Beach is exclusively high-resource, and comprised mainly of suburban affluent tracts. Southeast LB is similarly very high resource, with a couple moderate tracts and no areas of need; there is one census tract identified in Figure F-19 as a R/ECAP area in Southeast LB, but this is mainly a function of the limited data for the tract, which includes the Los Cerritos Wetlands and Synergy Oil field and does not currently have any housing or population within the tract (census tract number 9800.07). As shown in Figure F-7 both East and Southeast Long Beach are primarily white, in contrast to North, Central and West Long Beach which are overwhelmingly people of color. Finally, Downtown Long Beach, like North, is a combination of high, moderate, and low resource, but has also changed significantly with a development resurgence since 2010 and will likely continue to do so as investment continues in the area.

Site Inventory Distribution by City Sub-Region and Opportunity Area

Table F-18 provides a breakdown of the distribution of sites in the inventory by region in comparison to the distribution of existing housing units in the City. A disproportionately high number of units are within the Central area, at a rate nearly double its current share of existing housing units, which reflects the planning strategy of focusing new housing in areas of the city with the highest quality transit by focusing the greatest amount of potential density in areas with the state's high-quality transit designation, in line with planning best practices and state guidelines for reducing carbon emissions. **Figure F-31** shows how the aforementioned 90813 zip code contains both the most above moderate-income and low-income units of any zip code in the City. Similarly, a relative high share of units is within Downtown, which reflects the zoning capacity provided by the Downtown Community Plan which is designed to maximize the state-designated high-quality a transit in the plan area. However, while most of the units identified within Downtown are above moderate-income, the opposite is true for the Central area, which has a higher share of low-income units within it compared to other unit income categories.

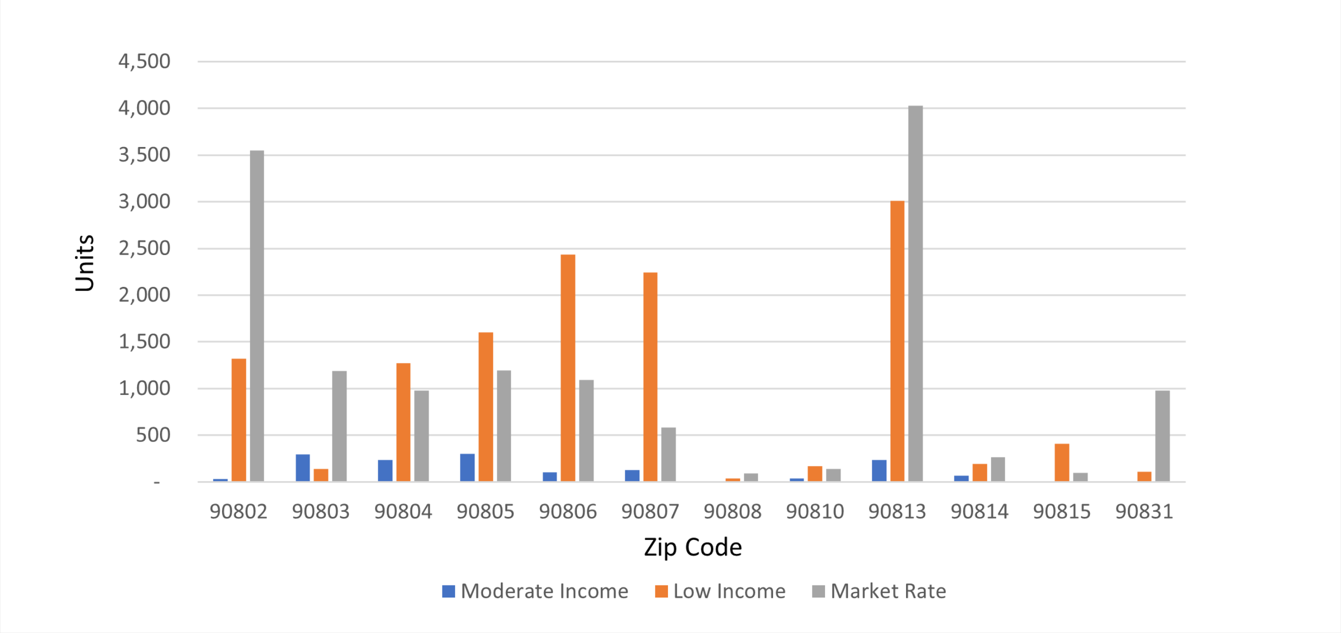
In contrast, a relatively low share of all units are found within East and Southeast Long Beach, which echoes the analysis in Section C around higher-resourced, whiter, and less poor areas being underrepresented in the Site Inventory given limited opportunity for high-density growth. Despite these constraints, a higher share of the units that are allocated to East and Southeast Long Beach are affordable compared to other sub-areas, which reflects the City's goal of improving access to affordable housing in high-opportunity areas, desegregating exclusionary communities, and fostering mixed-income neighborhoods. Additional units are anticipated in these areas through lower-scale development such as Accessory Dwelling Units or "missing middle" housing, but are not reflected on the site inventory. West Long Beach also has a lower share of units allocated to it compared to its proportion of existing housing stock, but this reflects the city's focus on prioritizing new housing away from environmentally burdened communities, which cannot be easily remediated through place-based strategies due to the locational causes of said burdens.

Finally, North Long Beach has units allocated to it relatively proportionate to the existing housing stock, with over 70% of said units designated affordable, reflecting the need for affordable housing expressed by current residents as well as the integration of mixed-income developments within moderate and high-resource neighborhoods. This is further supported by the fact that of the 3,843 low-income units anticipated within this area, more than 2,200 are found within the 90807 zip code, which contains all high-opportunity census tracts and nearly all of the white population of North Long Beach, as shown in **Figure F-31**.

Table F-18: Site Inventory Breakdown by Region

Sub Region	Lower Income Units		Moderate-Income Units		Above Moderate-Income Units		Site Inventory Totals		All Dwelling Units	
	Percent	Units	Percent	Units	Percent	Units	Percent	Units	Percent	Units
North	30%	3,843	30%	432	13%	1,773	21%	6,048	22%	40,902
Central	52%	6,715	40%	574	43%	6,100	47%	13,389	27%	49,351
East	3%	449	0%	6	1%	192	2%	647	17%	31,221
Southeast	3%	334	25%	366	10%	1,448	8%	2,148	15%	28,425
Downtown	11%	1,431	2%	32	32%	4,528	21%	5,991	14%	25,921
West	1%	171	2%	36	1%	141	1%	348	5%	8,661

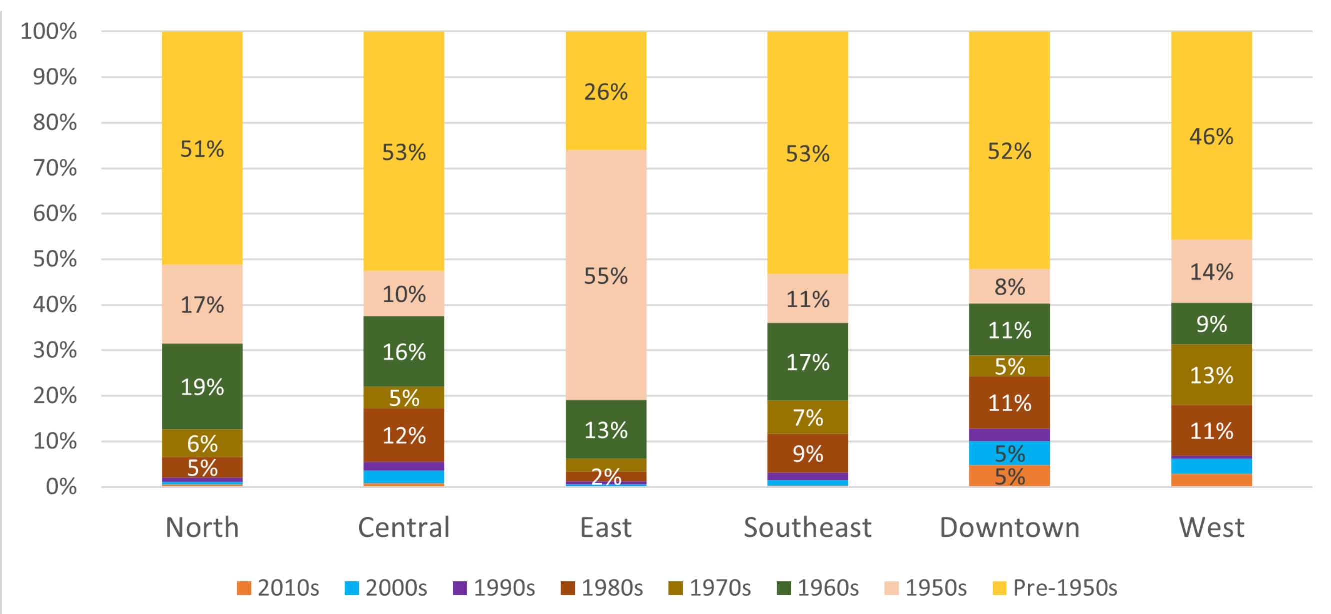
Figure F-31: Income Breakdown of Site Inventory Units by Zip Code



Site Inventory Impacts on Beginning to Reverse Generations of Housing Development Trends

An assessment of housing production over the past century by region provides necessary context for the current distribution of housing in the City as well as the impact of the Site Inventory on housing equity and access for current and future residents. Though exclusionary housing patterns will not be fully reversed by the Inventory, the Site Inventory Strategy represents the first time in decades that the City is proactively planning for more equitable housing distribution throughout Long Beach rather than reinforcing existing segregation patterns and policies. **Figure F-32** shows a decadal breakdown of when housing was built in each region. While housing production overall has declined dramatically citywide and most of the City's housing stock is over 50 years old, new housing construction has been nearly nonexistent in East and Southeast Long Beach for the past 30 years. As Figure F-32 shows, 93% of housing in East Long Beach is over 50 years old, and 97% of housing in South East Long Beach is over 30 years old. Most notably, East and Southeast Long Beach are the only two areas of the City that have not had a single multifamily development of 10 or more units in over 30 years. Only North Long Beach approaches a similar kind of distribution and drop off in development since the 1980s, and unlike East and South East Long Beach, this area has been affected by racialized disinvestment and capital flight in addition to exclusionary zoning. **Table F-19** shows the proportion of the City's housing that was built in each region by decade, where a steep and sustained dropoff in development is evident in East Long Beach following the post-war suburban boon of the 1950s that saw the area build nearly half of the City's housing during said decade. In the most recent decade, East and South East Long Beach each contributed less than 5% to the City's housing stock, despite together accounting for a third of all housing in the City. The opposite trend is evident in Downtown, which has experienced a developmental revitalization mirroring other major city downtowns throughout the country in recent decades and provided 45% of the City's new housing since 2010.

Figure F-32: Housing by Decade Built for each Region



Thus, the City's site inventory begins to reverse longstanding trends by identifying sites for multifamily and mixed-income housing in both East and–particularly–Southeast Long Beach, both of which were fully excluded from site inventories in the past two Housing Element updates. Additionally, rather than concentrate the bulk of sites within Downtown, the City has spread sites to North Long Beach to address disinvestment and provide needed housing at all affordability levels. Finally, as Central Long Beach has an overconcentration of poverty, rent burden, and overcrowding, the Site Inventory allots the majority of affordable housing in the area both to address the need of existing residents without requiring relocation from their communities and due to its proximity to Downtown, jobs and high-quality transit infrastructure, including the only high-quality bus corridor and rail connection to the greater Los Angeles region. The City is also taking additional steps to prevent overconcentration of low-income housing through additional policies, including a collaborative effort between the City's Development Services Department and the Housing Authority to exclude certain census tracts in Central Long Beach with an overconcentration of project-based vouchers from future disbursements and providing incentives for project-based vouchers in high-opportunity areas, as described in Program 6.3 (Voucher Mobility).

Table F-19: Decadal Share of Housing Built by Region

Sub Region	2010s	2000s	1990s	1980s	1970s	1960s	1950s	Pre-1950s	Total
North	10%	8%	15%	13%	26%	29%	21%	25%	23%
Central	24%	41%	39%	44%	24%	30%	14%	32%	29%
East	2%	4%	8%	5%	9%	15%	49%	10%	18%
Southeast	4%	10%	16%	16%	20%	16%	8%	17%	15%
Downtown	45%	28%	19%	15%	8%	7%	4%	11%	10%
West	14%	9%	2%	7%	13%	3%	4%	5%	5%

Using the Urban Displacement Project's Typology category, **Table F-20** shows the distribution of units in the City's Site Inventory by income level in comparison to the distribution of existing housing in Long Beach. Reflecting the geographic analysis above, the tracts designated as more stable or exclusive, which are primarily located in East Long Beach but also include the southern parts of North Long Beach, are underrepresented in the inventory. However, as noted prior, there is still an important shift from past policies to begin to open up these areas to new housing at all income levels and decrease gentrification and displacement pressure from other areas in the City. Additionally, the areas at risk of becoming exclusive, which are interspersed between Southeast Long Beach and North Long Beach, have unit counts in the Site Inventory more closely reflective of their existing share of housing and equitably distributed between low-income, moderate-income, and above-moderate income housing. This will help to ensure such areas do not become exclusive and provide housing and economic mobility and stability for current and future City residents by beginning to address historical segregation patterns. Evidence of these efforts is seen in the multiple projects at various stages of development within the Southeast Specific Plan area. Since the plan was fully adopted in July 2021, the City has begun to receive formal project applications and pre-application inquiries representing nearly 1,300 housing units and anticipated to use density bonus to include affordable units in these projects.

This approach by the City is complemented by prioritizing high shares of affordable housing within tracts that are designated as susceptible to displacement and are often adjacent to tracts designated as advanced gentrification, in order to meet existing residents' affordable housing needs. Nearly all of said areas are located within Central and North Long Beach, both of which are undergoing targeted community-centered rezoning efforts by the City through the UPLAN and ACZIP initiatives. These initiatives are a critical effort in ensuring that the new zoning districts and regulations are reflective of community priorities and incentivize investment without displacement, but also take additional steps to increase community planning capacity and foster decision-making and agency within governance structures by community members and residents. The Long Beach Planning Bureau intentionally selected both areas to initiate rezoning efforts to implement the 2019 Land Use Element update to prioritize the communities with the highest need that had historically been marginalized by prior land use updates. Additionally, the majority of the budget for both initiatives has been allocated to community power-building processes and efforts to promote shared decision-making (see Program 6.10). Combined with a more equitable and geographically balanced site inventory compared to past Housing Element Updates, these place-based initiatives place the City on a path to begin meaningfully addressing historic fair housing issues at an unprecedented scale for Long Beach and mitigate displacement at the neighborhood level through new land use regulations.

Table F-20: Site Inventory Distribution by Urban Displacement Project Census Tract Categories

Urban Displacement Project Census Tract Category	Lower Income Units		Moderate-Income Units		Above Moderate-Income Units		Site Inventory Totals		All Dwelling Units	
	Percent	Units	Percent	Units	Percent	Units	Percent	Units	Percent	Units
Advanced Gentrification	3%	358	1%	16	9%	1,339	6%	1,713	4%	7,605
At Risk of Becoming Exclusive	17%	2,210	13%	193	18%	2,516	17%	4,919	23%	42,211
Becoming Exclusive	2%	283	4%	55	2%	223	2%	561	6%	10,989
Early/Ongoing Gentrification	12%	1,567	4%	63	27%	3,797	19%	5,427	9%	15,705
High Student Population	0%	0	0%	2	0%	10	0%	12	1%	2,060
Low-Income/ Susceptible to Displacement	29%	3,754	27%	394	16%	2,206	22%	6,354	16%	30,208
Ongoing Displacement	19%	2,406	22%	322	15%	2,132	17%	4,860	12%	22,808
Stable Moderate/ Mixed Income	13%	1,679	7%	95	4%	497	8%	2,271	14%	24,974
Stable/Advanced Exclusive	5%	686	6%	81	4%	560	5%	1,327	15%	26,949
Unavailable or Unreliable Data	0%	0	16%	225	6%	902	4%	1,127	1%	973
Total	**100%**	**12,943**	**100%**	**1,446**	**100%**	**14,182**	**100%**	**28,571**	**100%**	**184,482**

One final measure of analysis for the AFFH impact of the Site Inventory is through a neighborhood case study example using indicators from Section C of this Appendix. **Tables F-21, F-22, F-23**, and **F-24** below provide revised data for the distribution of site inventory units across four major socioeconomic indicators, with additional comparison to the distribution of existing units in the City. As Tables **F-21** and **F-22** show, compared to proportions of the existing housing stock, a disproportionate share of anticipated dwelling units through the site inventory is in tracts that are 60% or more people of color and 50% or more low-to-moderate income (LMI) households, and in both cases the highest share of housing is in the highest category for each indicator. However, most of the existing housing stock in the City is already located in these tracts to begin with, due to how housing production, demographics and local jobs have changed since 1980. In contrast, the majority white tracts with higher income levels largely located in East and South East Long Beach are under-represented in the Site Inventory compared to their share of existing housing. However, as noted above, this is the first time in decades that the City is starting to reverse this trend from near zero, to make progress in adding some units in these high resource areas through the Site Inventory strategy. Additionally within tracts that have a lower share of LMI households, a higher share of units are designated as moderate-income and market-rate, to promote income mixing and promote market housing in areas that are not at as high of a risk for gentrification and displacement, initiatives like the City's Enhanced Density Bonus (Program 2.1) help to incentivize this mixed-income housing approach to begin addressing patterns of segregation as has been successful in Los Angeles through the Transit-Oriented Communities program upon which the Enhanced Density Bonus program was modeled.

Table F-21: Site Inventory Units and Existing Housing Distribution by Racial/Ethnic Minority Population

Percent People of Color	Lower Income Units		Moderate-Income Units		Above Moderate-Income Units		Site Inventory Totals		All Dwelling Units	
	Percent	Units	Percent	Units	Percent	Units	Percent	Units	Percent	Units
0-40%	4%	518	22%	312	10%	1,354	8%	2,184	23%	42,207
40.1-60%	9%	1,107	8%	113	17%	2,438	13%	3,658	20%	36,058
60.1-80%	22%	2,835	10%	151	24%	3,470	23%	6,456	13%	24,298
80.1-100%	66%	8,483	60%	870	49%	6,920	57%	16,273	44%	81,919
Total	**100%**	**12,943**	**100%**	**1,446**	**100%**	**14,182**	**100%**	**28,571**	**100%**	**184,482**

Table F-22: Site Inventory Units and Existing Housing Distribution by LMI Households

Percent Low-Moderate Income Households	Lower Income Units		Moderate-Income Units		Above Moderate-Income Units		Site Inventory Unit Totals		All Dwelling Units	
	Percent	Units	Percent	Units	Percent	Units	Percent	Units	Percent	Units
0-24.99%	2%	270	19%	273	9%	1,266	6%	1,809	13%	23,181
25-49.99%	18%	2,343	9%	136	23%	3,206	20%	5,685	29%	52,653
50-74.99%	35%	4,519	28%	407	27%	3,818	31%	8,744	32%	59,659
75-100%	45%	5,811	44%	630	42%	5,892	43%	12,333	27%	48,989
Total	**100%**	**12,943**	**100%**	**1,446**	**100%**	**14,182**	**100%**	**28,571**	**100%**	**184,482**

In comparison, **Tables F-23** and **F-24** show how this upwards distribution for both existing housing and the site inventory is not maintained when analyzing rent burden and overcrowding. Instead, nearly half of the City's existing housing stock is in tracts with low overcrowding rates, and 27% of housing is located in tracts with the highest rate of overcrowding. Once again, tracts with higher rates of overcrowding, particularly in Central and North Long Beach, are overrepresented in the site inventory. To address high levels of overcrowding in the City, a high share of Site Inventory units are concentrated in areas with 15% or more overcrowding, of which a disproportionate amount are low-income units given that affordable units are in greatest demand for households experiencing overcrowding. While the distribution of existing units is a U-curve for overcrowding with most housing in the tracts with the lowest and highest rates, **Table F-24** shows how it is the inverse for rent burden, with 60% of existing housing in the tracts where 40 to 60% of renter households are rent-burdened. The Site Inventory instead allocates a higher share of units to tracts that have the highest rent burden, and distributes said units equitably between all three income categories.

Table F-23: Site Inventory and Existing Housing Distribution by Overcrowding

Percent Overcrowded Households	Lower Income Units		Moderate-Income Units		Above Moderate-Income Units		Site Inventory Totals		All Dwelling Units	
	Percent	Units	Percent	Units	Percent	Units	Percent	Units	Percent	Units
0-8.2%	22%	2,804	38%	545	29%	4,126	26%	7,475	48%	88,745
8.3-12%	12%	1,575	6%	80	10%	1,406	11%	3,061	8%	15,155
12.01-15%	4%	552	10%	148	5%	685	5%	1,385	7%	12,514
15.01-20%	15%	1,916	7%	106	14%	2,035	14%	4,057	10%	18,765
20.01-100%	47%	6,096	39%	567	42%	5,930	44%	12,593	27%	49,303
Total	**100%**	**12,943**	**100%**	**1,446**	**100%**	**14,182**	**100%**	**28,571**	**100%**	**184,482**

Table F-24: Site Inventory and Existing Housing Distribution by Renter Rent Burden

Percent Rent-Burdened Households	Lower Income Units		Moderate-Income Units		Above Moderate-Income Units		Site Inventory Totals		All Dwelling Units	
	Percent	Units	Percent	Units	Percent	Units	Percent	Units	Percent	Units
0-20%	0%	0	16%	MI	6%	902	4%	1,127	2%	3,127
20.1-40%	2%	245	5%	225	3%	357	2%	677	17%	31,588
40.1-60%	66%	8,573	50%	75	61%	8,655	63%	17,958	60%	111,092
60.1-80%	32%	4,125	28%	730	30%	4,250	31%	8,787	21%	37,869
80.1-100%	0%	0	0%	412	0%	18	0%	22	0%	806
Total	**100%**	**12,943**	**100%**	**4**	**100%**	**14,182**	**100%**	**28,571**	**100%**	**184,482**

The Washington neighborhood, most of which is encompassed by Census Tract 5754.02 can be used as a case study example for the combined positive impact of the site inventory and policies of the Housing Element in addressing fair housing issues. Census Tract 5754.02 is among the most marginalized in the City by all 4 indicators analyzed above: it is 97% people of color, has 20.7% of its households living in overcrowded conditions, is 82% renter (of which 57% are rent-burdened), and is 83% LMI households. Within this census tract there are 19 sites in the inventory, comprised of 43 parcels. These parcels account for nearly 1,200 units estimated for their respective sites, of which more than 70% are designated as affordable. Census tracts, such as 5754.02 in Washington, have a larger share of low-income units to reflect existing need and in line with polices to focus density and affordable housing near high quality transit, given the Washington Neighborhood is served by the Metro A-Line and several frequent bus routes. The City has done extensive targeted initiatives with the Washington neighborhood in recent years across nearly every department, including interdepartmental public safety initiatives to address rising gun violence and support neighborhood leadership, Health department partnerships to increase healthy outcomes for youth, climate change programming to address the urban heat island effect, active transportation infrastructure investment led by the Public Works department through funding dedications in the annual Capital Improvement Plan (CIP) budget, place-based improvement funding through the Consolidated Plan including for park improvements and expansion, neighborhood business façade improvements, neighborhood leadership training, and ACZIP to provide zoning regulations to institutionalize all of the aforementioned initiatives. Through these deliberative partnerships, community members have consistently expressed the need and desire to be able to benefit from place-based improvements and have greater access to affordable housing within their communities so as to not be forced to leave as the neighborhood improves, and in order to gain housing stability. The Site Inventory provides a roadmap to expand said access through the next decade.

E. Identification and Prioritization of Contributing Factors

Through its 2017 AFH, the City prioritized 22 contributing factors to fair housing issues. Since that time, the City has continued to have community conversations, data gathering and analysis on fair housing issues including through development of an Office of Equity, an Equitable Growth Profile, through public conversations with the City Council on housing issues including through the Mayor's Taskforce on Workforce and Affordable Housing, the Everyone Home Plan, and development of the inclusionary housing policy. Subsequently, as described above, the in the wake of the killing of George Floyd and the 2020 civil uprising, the City developed a Framework for Reconciliation in partnership with the community to begin addressing structural and systemic racism.

Major themes and concerns related to housing included:

- The disproportionate impact of housing cost burden on black residents and people of color
- Concerns with the racial gaps in homeownership
- Housing is not available for residents of color in higher opportunity areas of the City
- Housing discrimination against black people and communities of color
- Eviction rates and lack of sufficient tenant protections
- Not enough affordable housing is available
- Disproportionate rates of gentrification and the displacement of low-income residents who are more likely to be people of color.
- Environmental racism and a history of inequitable development in the City

Based on available data, including data in Appendices B and F, the 2016 Assessment of Fair Housing, as well as the above-summarized feedback from community over the past several years, the following are the most significant contributing factors to fair housing issues in Long Beach. With limited resources and ability of a local jurisdiction to effectively implement change, the following contributing factors have been prioritized with programs and efforts as outlined in the Housing Plan and summarized on the following pages.

- Contributing Factor: Displacement of residents due to economic pressures
  - Housing Element Programs to begin addressing this include:
    - ◊ Program 3.1 Tenant Based Rental Assistance Programs
    - ◊ Program 3.3: Homeownership Assistance
    - ◊ Program 5.2: Tenant Protection
    - ◊ Program 6.4: Replacement Housing Requirements
    - ◊ Program 6.5: Tenant Rights to Counsel
      - Program 3.1 Tenant Based Rental Assistance Programs
      - Program 3.3: Homeownership Assistance
      - Program 5.2: Tenant Protection
      - Program 6.4: Replacement Housing Requirements
      - Program 6.5: Tenant Rights to Counsel

- Contributing Factor: Location and type of affordable housing
  - Housing Element Programs to begin addressing this include:
    - ◊ Program 1.1: Adequate Sites for RHNA (Enhanced Density Bonus)
    - ◊ Program 1.3 Monitoring of No Net Loss
    - ◊ Program 1.4 Make Public Land Available for Affordable Housing
    - ◊ Program 1.5: Religious Facility Housing Overlay
    - ◊ Program 1.7: Accessory Dwelling Units (ADU) Support
    - ◊ Program 2.1: Development Incentives (Enhanced Density Bonus)
    - ◊ Program 6.7: Inclusionary Housing

- Contributing Factor: Land use and zoning laws
  - Housing Element Programs to begin addressing this include:
    - ◊ Program 2.1: Adaptive Reuse
    - ◊ Program 2.3: Zoning Code Amendments
    - ◊ Program 2.4: A Variety of Housing Types
    - ◊ Program 6.2: Visitability Ordinance

- Contributing Factor: Lack of private investments in specific neighborhoods
  - Housing Element Programs to begin addressing this include:
    - ◊ Program 6.8: Community Land Trust
    - ◊ Program 6.10: Zoning Tailored to Disadvantaged Neighborhoods

- Contributing Factor: Lack of public investments in specific neighborhoods
  - Housing Element Programs to begin addressing this include:
    - ◊ Program 1.6 Affordable Housing Development Assistance
    - ◊ Program 4.2 Supportive Housing/Century Villages at Cabrillo
    - ◊ Program 6.11: Consolidated Plan Update
    - ◊ Program 6.12: Housing Rehabilitation
    - ◊ Program 6.13: Neighborhood Resources
    - ◊ Program 6.14: Neighborhood Leadership Development

- Contributing Factor: Private discrimination/source of income discrimination
  - Housing Element Programs to begin addressing this include:
    - ◊ Program 3.2: Project-Based Vouchers
    - ◊ Program 6.1: Fair Housing Outreach and Enforcement
    - ◊ Program 6.3: Voucher Mobility

- Contributing Factor :Deteriorated properties
  - Housing Element Programs to begin addressing this include:
    - ◊ Program 5.3: Home Rehabilitation
    - ◊ Program 5.4: Comprehensive Code Enforcement

- Contributing Factor: Location of environmental health hazards
  - Housing Element Programs to begin addressing this include:
    - ◊ Program 6.10 Zoning Code Updates Tailored to Disadvantaged Communities
    - ◊ Program 6.11 Consolidated Plan Update
    - ◊ Program 6.12 Housing Rehabilitation
    - ◊ Program 6.14 Neighborhood Leadership Development

F. Fair Housing Outcomes Measures

Given the variety of fair housing issues, contributing factors and strategies contained in the Housing Element Update to address them, the City has conducted analysis to determine a few key overarching, meaningful outcomes with metrics that can be used to measure progress and effectiveness of the overall effort and combined impact of programs to improve fair housing results. **Table F-25** defines overarching outcomes and metrics for all the Fair Housing Strategies. Outcomes focus on reducing housing discrimination; ensuring low income and HCV households have housing mobility, including in high resource areas; preventing displacement for vulnerable households; increasing the number of below market rate units in high resource areas; and improving neighborhood conditions in RECAPs and low opportunity areas. The key measures will be evaluated in the Mid-term Review (Program 7.3) and periodically, as appropriate, to ensure the City is meeting its Fair Housing goals. In addition, as shown in section E above, the City has numerous programs to combat contributing factors to fair housing issues.

Table F-25: AFFH Programs by Category

<table>
<tr><th>Fair Housing Strategy</th><th>Key Supporting Programs</th><th>Overarching Outcomes</th><th>Key Measure(s)</th><th>Time Frame</th></tr>
<tr><td colspan="5">Fair Housing Outreach and Enforcement</td></tr>
<tr><td></td><td>Program 6.1: Fair Housing Outreach and Enforcement</td><td>Ensure that protected classes and communities of color do not face housing discrimination anywhere in the City.</td><td>Fair Housing Foundation testing shows a 10% decrease in incidence of discrimination citywide.</td><td>Begin implementation in 2022</td></tr>
<tr><td colspan="5">Housing Mobility</td></tr>
<tr><td></td><td>Program 6.2: Visitability Ordinance</td><td rowspan="2">Ensure that Low Income and HCV households have housing options in neighborhoods throughout the City, including in high resource areas.</td><td rowspan="2">15% Increase in new voucher use in high opportunity areas. 10% of city-funded housing units meeting HUD visitability standards.</td><td rowspan="2">Annual report on voucher use by geography to begin in 2022</td></tr>
<tr><td></td><td>Program 6.3: Voucher Mobility</td></tr>
<tr><td colspan="5">Anti-Displacement</td></tr>
<tr><td></td><td>Program 6.4: Replacement Housing</td><td rowspan="3">Prevent vulnerable households from being displaced as a result of increasing housing costs.</td><td rowspan="3">Reduce number of households by 5% classified as "vulnerable" in sensitive communities as designated by the UCB displacement project.</td><td>Annual report on progress to begin in 2023</td></tr>
<tr><td></td><td>Program 6.5: Tenants Right to Counsel</td><td rowspan="2">Begin implementation in 2022</td></tr>
<tr><td></td><td>Program 6.6: Unpermitted Dwelling Units Amnesty Program</td></tr>
</table>

Table F-25: AFFH Programs by Category (continued)

<table>
<tr><th>Fair Housing Strategy</th><th>Key Supporting Programs</th><th>Overarching Outcomes</th><th>Key Measure(s)</th><th>Time Frame</th></tr>
<tr><td colspan="5">New Housing Choices in High Opportunity Areas</td></tr>
<tr><td></td><td>Program 6.7: Inclusionary Housing</td><td rowspan="7">Increase the number of below market rate units in high resource areas of the City</td><td rowspan="7">Increase unit production in high resource areas by 20% (including 5% increased production of lower income units).</td><td rowspan="7">Concurrent with new community plan developments scheduled for 2023 and 2024</td></tr>
<tr><td></td><td>Program 6.8: Community Land Trust</td></tr>
<tr><td></td><td>Program 6.9: Monitoring of Housing Production</td></tr>
<tr><td></td><td>Program 1.5: Religious Facility Housing Overlay</td></tr>
<tr><td></td><td>Program 2.1 Development Incentives (Enhanced Density Bonus)</td></tr>
<tr><td></td><td>Program 1.7 Accessory Dwelling Units</td></tr>
<tr><td></td><td>Program 2.4: A Variety of Housing Types</td></tr>
<tr><td colspan="5">Place-Based Strategies for Community Improvement</td></tr>
<tr><td></td><td>Program 6.10: Zoning Code Updates Tailored to Disadvantaged Communities</td><td rowspan="5">Improve neighborhood conditions in RECAPs and TCAC designated Low Opportunity areas</td><td rowspan="5">Ensure that a minimum of 50% of Consolidated Plan funding is directed towards RECAPs and designated TCAC Low Opportunity areas</td><td rowspan="5">Complete in 2025</td></tr>
<tr><td></td><td>Program 6.11: Consolidated Plan Update</td></tr>
<tr><td></td><td>Program 6.12: Housing Rehabilitation</td></tr>
<tr><td></td><td>Program 6.13: Neighborhood Resources</td></tr>
<tr><td></td><td>Program 6.14: Neighborhood Leadership Development</td></tr>
</table>

This page left intentionally blank

Appendix C-1

7

7

Appendix C-1

Appendix C-1: Recent Entitlement & Building Permit Data to Inform PlaceType Density Assumptions

Assumptions for PlaceType densities and affordability levels (**Table C-5**) were derived from average densities for recent entitlement and building permit projects that most closely correspond to the density and height limits for each PlaceType, as summarized in the table. See Appendix C-1 (Appendix to this Appendix) for more detailed information on the recent entitlement and building permit projects analyzed to derive the averages used to develop estimated dwelling unit potential of sites on the site inventory.

Table C-1-1

Recent Entitlement Applications Analyzed to Help Estimate Density Assumptions for the Most Closely Related PlaceTypes

APN	Project_Name	Project_Type	Address	Units	Stories	du_ac	placetype	major_area	zone_desc	SHAPE_Area (sf)	acres	Unit Income Mix
7075028014	Dorado	Market	3655 Norwalk Boulevard	40	2	6.9	FCN	Other City	R-1-M	251,002	5.76	100% Market Rate
7281017071	Broadway Block	Market & Affordable	330 E. 3rd St	432	23	215.1	DT	Downtown & Midtown	PD-30	87,503	2.01	7 Low Income Units, 7 Moderate Income Units, 418 Market Rate Units
7131032911	City Ventures	Market	5100 Long Beach Blvd	38	3	22.0	NSC-L	Other City	CCN	75,209	1.73	100% Market Rate
7278005154	Oceanaire	Market	150 W. Ocean Boulevard	216	7	126.9	WF	Other City	PD-6	74,147	1.70	100% Market Rate
7209022028	201-245 PCH and 1827 Pacific Avenue	Market	201 W Pacific Coast Highway	138	5	92.3	TOD-L	Other City	CCA	65,156	1.50	100% Market Rate
7273003501	The Beacon	Affordable	1235 Long Beach Boulevard	160	7	107.6	TOD-M	Downtown & Midtown	PD-30	64,791	1.49	158 Very Low Income Units, 2 Market Rate Units
7133010900	City Ventures	Market	4800 Long Beach Blvd	18	3	16.3	NSC-L	Other City	R-4-N	48,167	1.11	100% Market Rate
7273024024	Pacific-Pine	Market	635 Pine Avenue	271	8	262.3	DT	Downtown & Midtown	PD-30	45,006	1.03	100% Market Rate
7269019044	Las Ventanas Apartments	Affordable	1795 Long Beach Boulevard	102	5	100.4	TOD-M	Downtown & Midtown	SP-1-TN	44,237	1.02	40 Very Low Income Units, 61 Low Income Units, 1 Market Rate
7209009028	The Spark at Midtown	Affordable	1900 Long Beach Boulevard	95	5	102.2	TOD-L	Downtown & Midtown	SP-1-CDR	40,500	0.93	47 Very Low Income Units, 47 Low Income Units, 1 Market Rate
7264019012	Silversands	Market	2010 E. Ocean Boulevard	33	7	36.5	WF	Other City	PD-5	39,391	0.90	100% Market Rate
7269037038	Bloom at Magnolia	Affordable	469 W. 17th Street	40	4	44.8	MFR-M	Other City	R-4-N	38,907	0.89	39 Very Low Income Units, 1 Market Rate
7280022009	The Pacific	Market	230 W. 3rd Street	163	8	182.6	DT	Downtown & Midtown	PD-30	38,892	0.89	100% Market Rate
7281017500	Huxton	Market	227 Elm Avenue	40	3	45.2	DT	Downtown & Midtown	PD-30	38,544	0.88	100% Market Rate
7269023026	Long Beach Garden Condominiums	Market	1570 Long Beach Boulevard	36	3	44.2	TOD-M	Downtown & Midtown	SP-1-CDR	35,477	0.81	100% Market Rate
7262027001	7th St/Dawson	Market	2200 E. 7th St	23	3	29.4	NSC-M	Other City	CCA	34,089	0.78	100% Market Rate
7281021223	The Alamitos	Market	101 Alamitos Avenue	136	7	179.7	DT	Downtown & Midtown	PD-30	32,972	0.76	100% Market Rate
7210013026	Mercy Senior Housing	Affordable	901 E. Pacific Coast Highway	68	4	92.9	NSC-M	Other City	CHW	31,869	0.73	100% Affordable
7278007043	Sonata Modern Flats	Market	207 Seaside Way	113	5	170.2	WF	Other City	PD-6	28,918	0.66	100% Market Rate
7209015034	Vistas del Puerto	Affordable	1836 Locust Avenue	48	5	78.1	TOD-M	Downtown & Midtown	SP-1-TN	26,771	0.61	100% Affordable
7275001083	320 Alamitos Avenue	Market	320 Alamitos Avenue	77	7	131.2	DT	Downtown & Midtown	PD-30	25,557	0.59	100% Market Rate
7278027029	442 Residences	Market	442 W. Ocean Boulevard	95	8	175.3	WF	Other City	PD-6	23,602	0.54	100% Market Rate
7278007049	Ocean View Tower	Market	200 W. Ocean Boulevard	106	9	202.9	WF	Other City	PD-6	22,755	0.52	100% Market Rate
7269016157	Axiom Apartments	Affordable	1401 Long Beach Boulevard	150		328.5	TOD-M	Downtown & Midtown	SP-1-TN	19,890	0.46	69 Market Rate, 73 Affordable Units
7268014001	1405 Lewis Avenue/1000 New York Street	Market	1405 Lewis Avenue	19		47.0	FCN	Other City	R-1-N	17,606	0.40	100% Market Rate
7281010056	The Linden	Market	434 E. 4th Street	49	6	143.9	DT	Downtown & Midtown	PD-30	14,831	0.34	100% Market Rate
7280005064	The Place at the Streets	Market	495 The Promenade North	20	4	65.1	DT	Downtown & Midtown	PD-30	13,383	0.31	100% Market Rate
7281019047	135 Linden Avenue	Market	135 Linden Avenue	82	7	320.8	DT	Downtown & Midtown	PD-30	11,135	0.26	100% Market Rate
7274020050	825 East 7th Street	Market	825 E. 7th Street	27	5	134.2	DT	Downtown & Midtown	PD-30	8,765	0.20	100% Market Rate
7274023007	1028 E. 10th Street	Market	1028 E. 10th St	5	3	28.9	DT	Downtown & Midtown	PD-30	7,528	0.17	100% Market Rate

Table C-1-2

Recent Building Permits Analyzed to Derive Density Assumptions for the Most Closely Related PlaceTypes

APN	app_num	entitlement	addr_combined	zip	start_date	num_units	current_use	status	proposed_use	issued_date	final_date	du_ac	placetype	major_area	zone_desc	SHAPE_Area (sf)	acres	Unit Income Mix
7280022007	BNEW187969		245 W BROADWAY	90802	2016-02-25 0:00:00	222	Vacant	Issued	Apartment	3/28/2017		129.1	DT	Downtown & Midtown	PD-30	74,892	1.72	100% Market Rate
7278005150	BNEW180416	Y	150 W OCEAN	90802	2015-08-12 0:00:00	216	Apartment	Closed	Apartment	4/6/2017	9/23/2019	127.1	WF	Other City	PD-6	74,022	1.70	100% Market Rate
7273003050	BNEW196474	Y	1235 LONG BEACH	90813	2016-09-29 0:00:00	160	Mix use	Closed	Mix use	5/16/2017	3/13/2020	107.6	TOD-M	Downtown & Midtown	PD-30	64,791	1.49	158 Very Low Income Units, 2 Market Rate Units
7209009027	BNEW225778	Y	1900 LONG BEACH	90806	2018-10-05 0:00:00	95	Vacant	Issued	Mixed Use Building	3/15/2019		102.2	TOD-L	Downtown & Midtown	SP-1-CDR	40,500	0.93	47 Very Low Income Units, 47 Low Income Units, 1 Market Rate Unit
7280022008	BNEW199562	Y	230 W 3RD	90802	2016-12-15 0:00:00	163	Vacant Lot	Issued	Apartments	9/29/2017	9/30/2020	182.6	DT	Downtown & Midtown	PD-30	38,892	0.89	100% Market Rate
7269023019	BNEW182565	Y	1570 LONG BEACH	90813	2015-10-06 0:00:00	36	Mixed Use	Issued	Mixed Use	9/13/2017		44.2	TOD-M	Downtown & Midtown	SP-1-CDR	35,477	0.81	100% Market Rate
7278015045	BNEW222185		500 W BROADWAY	90802	2018-07-11 0:00:00	142	Vacant	Issued	Mixed Use	12/20/2019		178.5	DT	Downtown & Midtown	PD-30	34,644	0.80	100% Market Rate
7281021018	BNEW193742	Y	101 ALAMITOS	90802	2016-07-21 0:00:00	136	VACANT	Issued	MIXED USE BUILDING	7/10/2017	10/7/2020	179.7	DT	Downtown & Midtown	PD-30	32,972	0.76	100% Market Rate
7273024009	BNEW220809	Y	636 PACIFIC	90802	2018-06-08 0:00:00	194	Vacant	Issued	Apartment	5/21/2019		281.7	DT	Downtown & Midtown	PD-30	30,000	0.69	11 Low Income Units, 183 Market Rate Units
7278007041	BNEW188090	Y	207 E SEASIDE	90802	2016-02-29 0:00:00	112	Vacant	Issued	Apartments	3/15/2017	5/19/2020	168.7	WF	Other City	PD-6	28,918	0.66	100% Market Rate
7209015018	BNEW220754	Y	1836 LOCUST	90806	2018-06-07 0:00:00	48	NEW	Issued	APARTMENT	12/17/2018		78.1	TOD-M	Downtown & Midtown	SP-1-TN	26,771	0.61	47 Very Low Income Units, 1 Market Rate Unit
7281022058	BNEW219125		777 E OCEAN	90802	2018-04-26 0:00:00	315	Vacant	Issued	Apartment	9/20/2019		572.7	DT	Downtown & Midtown	PD-30	23,957	0.55	100% Market Rate
7278007049	BRMD200036	Y	200 W OCEAN	90802	2016-12-30 0:00:00	96	COMMERCIAL	Issued	APARTMENTS	12/20/2019		183.8	WF	Other City	PD-6	22,755	0.52	100% Market Rate
7273007047	BNEW226839		1112 LOCUST	90813	2018-10-31 0:00:00	97	Vacant	Issued	Apartment building	7/9/2020		190.3	DT	Downtown & Midtown	PD-30	22,200	0.51	100% Market Rate
7278007035	BRMD172741		110 W OCEAN	90802	2015-01-16 0:00:00	74		Issued	Apartments	1/17/2020		162.0	WF	Other City	PD-6	19,897	0.46	100% Market Rate
7273024007	BNEW220811	Y	635 PINE	90802	2018-06-08 0:00:00	77	Vacant	Issued	Mixed Use Building	5/16/2019		223.5	DT	Downtown & Midtown	PD-30	15,006	0.34	100% Market Rate
7281010001	BNEW198817	Y	434 E 4TH	90802	2016-11-30 0:00:00	49	Vacant Lot	Closed	APARTMENT & RETAIL	7/28/2017	10/21/2019	143.9	DT	Downtown & Midtown	PD-30	14,831	0.34	100% Market Rate
7280005064	BNEW182244	Y	495 THE PROMENADE NORTH	90802	2015-09-29 0:00:00	20	.VACANT	Issued	COM & APARTMENT	12/4/2017		65.1	DT	Downtown & Midtown	PD-30	13,383	0.31	100% Market Rate
7281002024	BNEW219803		425 E 5TH	90802	2018-05-15 0:00:00	18	VACANT	Issued	16-UNIT APARTMENT	10/17/2019		103.9	DT	Downtown & Midtown	PD-30	7,547	0.17	100% Market Rate
7281002025	BNEW199787		437 E 5TH	90802	2016-12-22 0:00:00	18	VACANT LOT	Issued	MIXED USE	10/3/2018		108.0	DT	Downtown & Midtown	PD-30	7,257	0.17	100% Market Rate

Table C-1-3
Summary and Analysis

Building Permits by Zoning

zone_desc	Count of app_	Average of du_ac	Min of du_ac	Max of du_ac
CCN	2	42.1	41.5	42.8
PD-30	27	167.5	51.2	572.7
PD-31	2	47.7	42.6	52.9
PD-5	1	61.9	61.9	61.9
PD-6	5	163.0	127.1	183.8
R-1-N	1	47.0	47.0	47.0
R-2-A	1	52.0	52.0	52.0
R-4-N	1	44.8	44.8	44.8
R-4-R	1	90.0	90.0	90.0
SP-1-CDR	3	67.7	44.2	102.2
SP-1-TN	2	67.6	57.1	78.1
(blank)				
Grand Total	**46**	**133.7**	**41.5**	**572.7**
addr_combined	(Multiple Items)			

Entitlements by Zoning

Row Labels	Count of Project_	Average of du_ac	Min of du_ac	Max of du_ac
CCA	2	60.8	29.4	92.3
CCN	1	22.0	22.0	22.0
CHW	1	92.9	92.9	92.9
PD-30	12	151.4	28.9	320.8
PD-5	1	36.5	36.5	36.5
PD-6	4	168.8	126.9	202.9
R-1-M	1	6.9	6.9	6.9
R-1-N	1	47.0	47.0	47.0
R-4-N	2	30.5	16.3	44.8
SP-1-CDR	2	73.2	44.2	102.2
SP-1-TN	3	169.0	78.1	328.5
(blank)				
Grand Total	**30**	**117.8**	**6.9**	**328.5**

Building Permits by PlaceType

placetype	Count of app_	Average of du_ac	Min of du_ac	Max of du_ac
DT	22	143.5	51.2	281.7
FCN	2	49.5	47.0	52.0
MFR-M	1	44.8	44.8	44.8
NSC-M	2	42.1	41.5	42.8
RSF	2	47.7	42.6	52.9
TOD-L	3	83.0	56.7	102.2
TOD-M	6	85.7	44.2	127.9
WF	6	146.2	61.9	183.8
(blank)				
Grand Total	**44**	**116.4**	**41.5**	**281.7**

Entitlements by PlaceType

Row Labels	Count of Project_	Average of du_ac	Min of du_ac	Max of du_ac
DT	11	155.4	28.9	320.8
FCN	2	27.0	6.9	47.0
MFR-M	1	44.8	44.8	44.8
NSC-L	2	19.1	16.3	22.0
NSC-M	2	61.2	29.4	92.9
TOD-L	2	97.2	92.3	102.2
TOD-M	5	131.8	44.2	328.5
WF	5	142.4	36.5	202.9
(blank)				
Grand Total	**30**	**117.8**	**6.9**	**328.5**

Building Permits by Major Area

major_area	Count of app_	Average of du_ac	Min of du_ac	Max of du_ac
Downtown & Midtown	32	151.9	44.2	572.7
Other City	14	92.2	41.5	183.8
(blank)				
Grand Total	**46**	**133.7**	**41.5**	**572.7**

Entitlements by Major Area

Row Labels	Count of Project_	Average of du_ac	Min of du_ac	Max of du_ac
Downtown & Mic	17	145.3	28.9	328.5
Other City	13	81.8	6.9	202.9
(blank)				
Grand Total	**30**	**117.8**	**6.9**	**328.5**

This page left intentionally blank

Appendix C-2

7

7

Appendix C-2

Appendix C-2: Market Reports Used to Support Findings that Sites Will Develop During the Planning Period Table of Sites under PlaceTypes

The following reports describe commercial office and retail trends in Long Beach and the Los Angeles Region. The reports show that commercial office and retail are experiencing high vacancy rates, higher rates in Long Beach compared to the region, with as high as 50% vacancy rates for Long Beach malls in the suburban submarket, compared to 9% vacancy rates for the Los Angeles region. These reports help comprise the substantial evidence upon which the City found that underutilized commercial sites on the site inventory are likely to develop during the planning period.

This page left intentionally blank

Office Submarket Report

Long Beach: Suburban

Los Angeles - CA

PREPARED BY

CITY OF LONG BEACH

Andrew Chang

Program Specialist

CoStar™

OFFICE SUBMARKET REPORT

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
16.5K	**(416K)**	**12.5%**	**1.7%**

The Long Beach Suburban Submarket offers employers a central location to draw labor from many areas of Los Angeles and Orange Counties. Office rents are cheaper than in many other locations in the L.A. metro. Tenancy is diverse, with general corporate, aerospace, medical services, and government tenants making up much of the area's tenancy. Large tenants in the submarket include Boeing, Continental DataGraphics, and SCAN Health Plan. Inventory is spread throughout the submarket, but the lion's share of 4 & 5 Star inventory is located close to the Long Beach Airport.

Although submarket vacancy is below the metro average, the submarket has seen vacancy rise in recent quarters like the Greater Los Angeles office market. Rental rates peaked in 20Q1 and have moved sideways since. Looking at construction, supply additions in the submarket have been modest, with the last major deliveries in 2017 and 2018 in the Douglas Park mixed-use project. The current construction pipeline comprises one medical office building and a build-to-suit for software firm Laserfiche.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	2,858,446	25.4%	$36.04	25.9%	(5,625)	0	100,000
3 Star	3,897,174	7.2%	$33.54	10.3%	0	0	0
1 & 2 Star	3,266,230	7.6%	$27.15	7.6%	(1,645)	0	0
Submarket	**10,021,850**	**12.5%**	**$32.21**	**14.0%**	**(7,270)**	**0**	**100,000**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	4.3%	8.9%	13.5%	14.9%	1999 Q2	4.5%	2007 Q3
Net Absorption SF	(416K)	3,698	(26,448)	646,024	2001 Q2	(487,881)	2011 Q1
Deliveries SF	16.5K	45,204	27,007	200,993	2001 Q2	0	2020 Q3
Rent Growth	1.7%	3.2%	2.6%	10.7%	2007 Q4	-7.8%	2009 Q4
Sales Volume	$47.7M	$50.2M	N/A	$164.6M	2006 Q4	$5.9M	1997 Q4

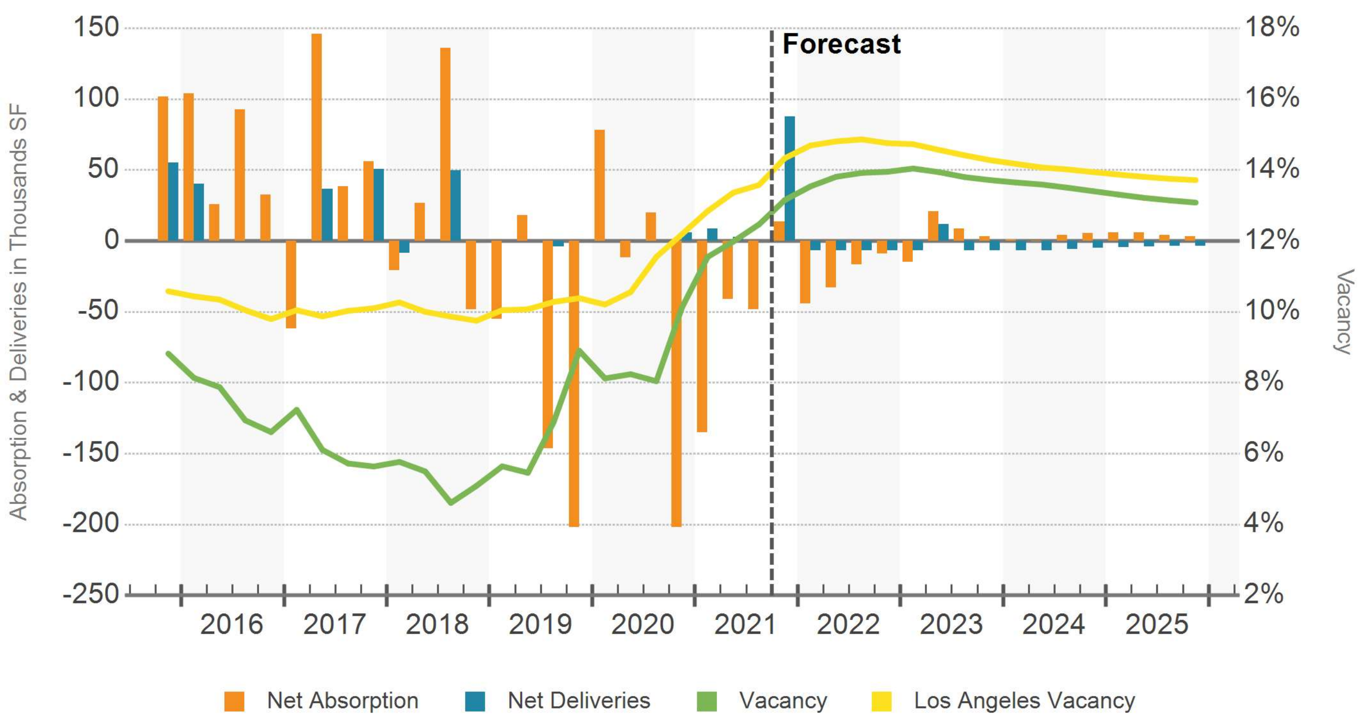
Submarket vacancy in Suburban Long Beach is presently 12.5%, up considerably from 5.5% in 19Q2. Several major move-outs in the submarket since the second half of 2019 precipitated the recent sharp rise in vacancies. The pandemic has also hindered occupancies by restraining tenant activity since early 2020.

Japanese electronics firm Epson's 140,000-SF lease terminated in November 2020 at 3840 Kilroy Airport Way in the Kilroy Airport Center, leaving the property 100% vacant. Epson was in the space for over two decades, having occupied the space since late 1999. The landlord, Kilroy Realty Corporation, has been marketing the entire building for lease since early 2019, when it learned Epson would not be renewing.

The submarket saw another setback in 19Q3, when the Port of Long Beach vacated its 180,000-SF headquarters by the airport at 4801 Airport Plaza Dr. for its recently completed headquarters in Downtown Long Beach. The property stood 100% vacant for a year, although Long Beach Public Transportation moved into 45,500 SF in the property this past September.

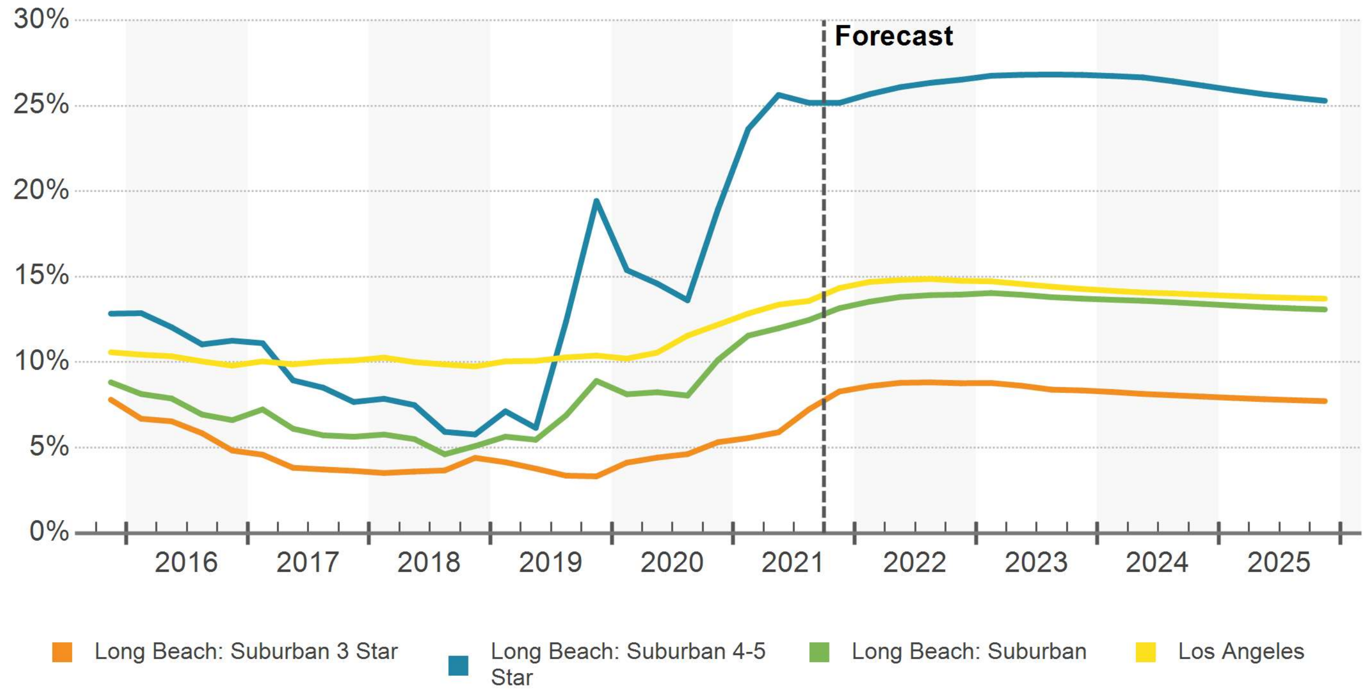
In July 2020, SCS Engineers renewed its 24,300-SF lease for an additional three years on its space, as well as committing to an additional 10,000 SF, at the Kilroy Airport Center.

NET ABSORPTION, NET DELIVERIES & VACANCY

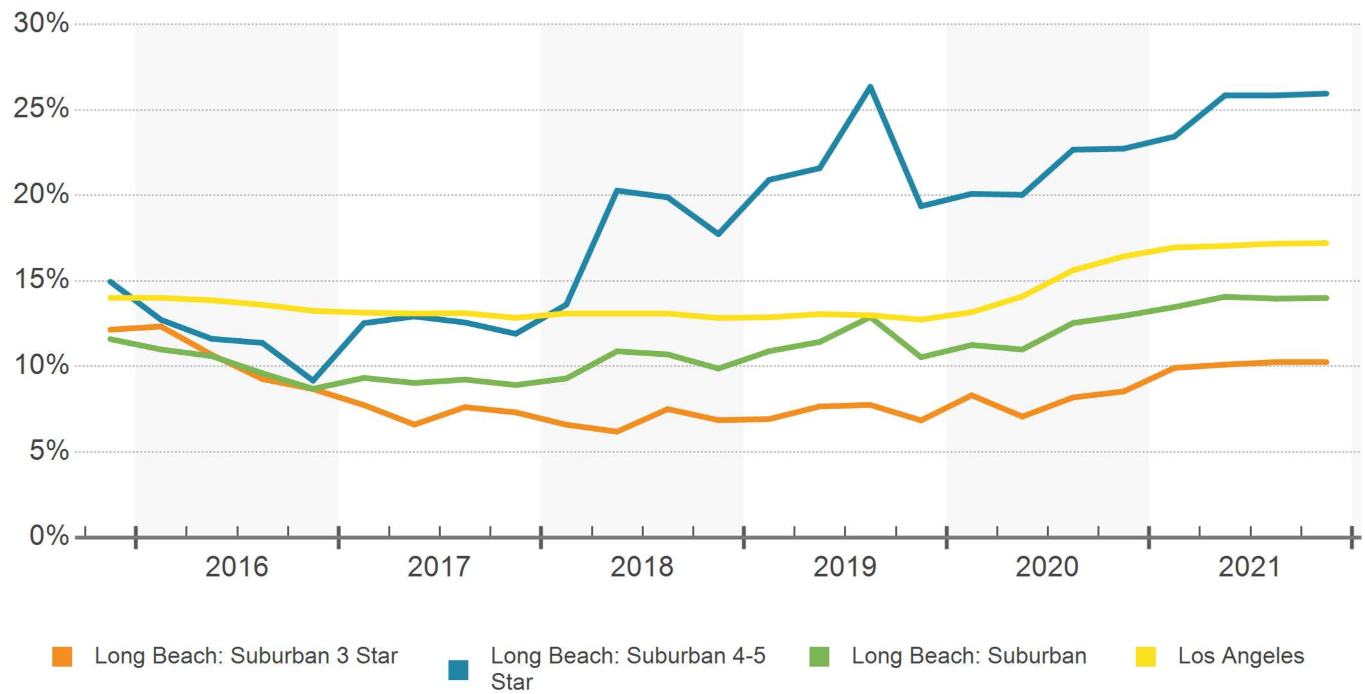


Leasing

VACANCY RATE



AVAILABILITY RATE



Leasing

4 & 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

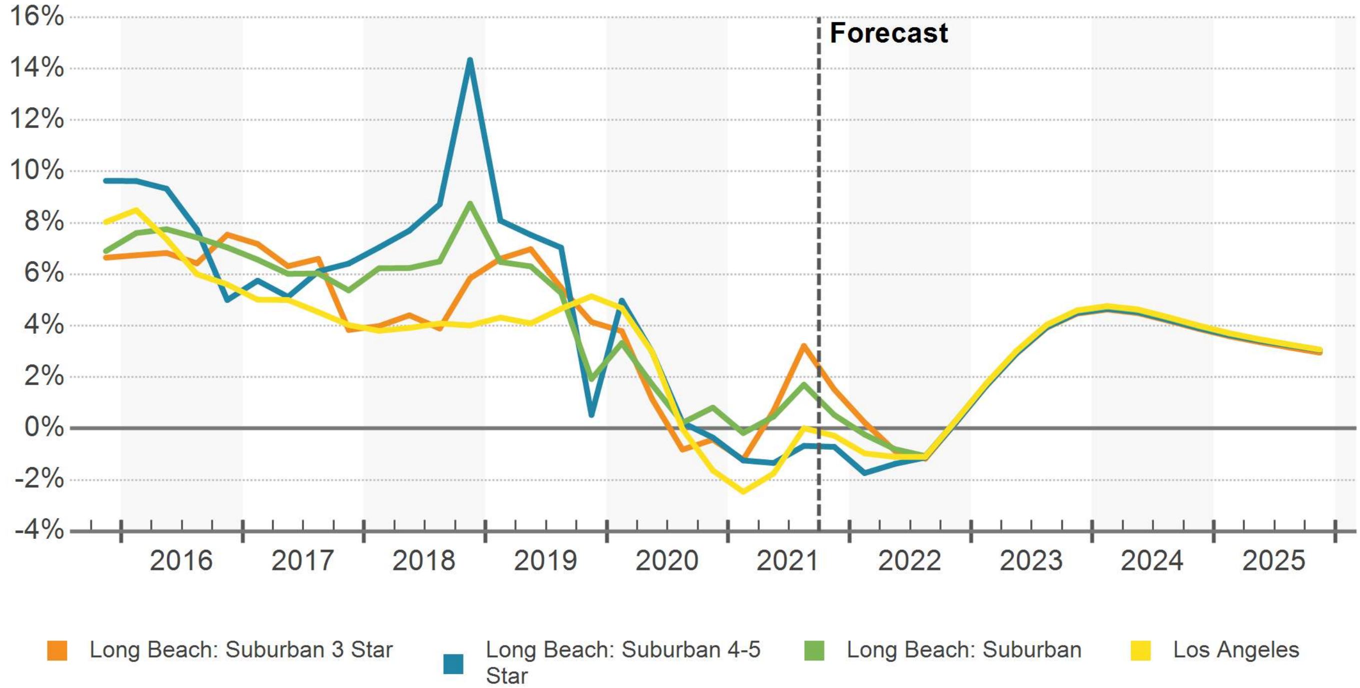
Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
Aero 3780 Kilroy Airport Way	★★★★☆	221,452	8	31,528	7.0%	669
Aero 3760 Kilroy Airport Way	★★★★☆	166,761	1	5,413	10.2%	423
Bixby Business Center 4401 N Atlantic Ave	★★★★☆	60,471	1	5,018	3.0%	0
Bldg H 5000 E Spring St	★★★★☆	166,246	4	10,289	6.0%	(3,035)
Long Beach Corporate Center… 4300 Long Beach Blvd	★★★★☆	137,497	6	16,074	7.7%	(3,479)
Park Tower 5150 E Pacific Coast Hwy	★★★★☆	119,517	5	15,904	3.8%	(6,657)

3 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
Bldg B 5001 Airport Plaza Dr	★★★☆☆	52,401	1	5,612	15.9%	5,612
The Terminal at Douglas Park 4265 Conant St	★★★☆☆	24,889	2	9,542	7.7%	4,356
4010 Watson Plaza Dr	★★★☆☆	56,901	1	3,504	21.0%	3,504
Comerica Bank Bldg 1650 Ximeno Ave	★★★☆☆	25,086	1	1,440	11.6%	2,960
3932 Long Beach Blvd	★★★☆☆	7,400	1	2,569	0%	2,346
Aero 3900 Kilroy Airport Way	★★★☆☆	130,935	1	2,908	9.3%	534
3960 Paramount Blvd	★★★☆☆	35,686	1	2,644	1.5%	230
3738 Bayer Ave	★★★☆☆	25,301	1	2,356	1.9%	0
3950 Paramount Blvd	★★★☆☆	38,970	3	12,200	25.2%	(1,285)
Bldg A 5000 Airport Plaza Dr	★★★☆☆	73,818	1	4,507	6.2%	(1,971)
Daugherty Sky Harbor Office… 2883 E Spring St	★★★☆☆	36,302	1	3,894	4.2%	(3,836)
Freeway Business Center 1501 Hughes Way	★★★☆☆	78,404	1	2,291	3.9%	(4,293)
Circle Business Center 2 4510 E Pacific Coast Hwy	★★★☆☆	79,764	1	624	15.5%	(5,261)
3711 Long Beach Blvd	★★★☆☆	117,386	1	581	21.5%	(6,601)

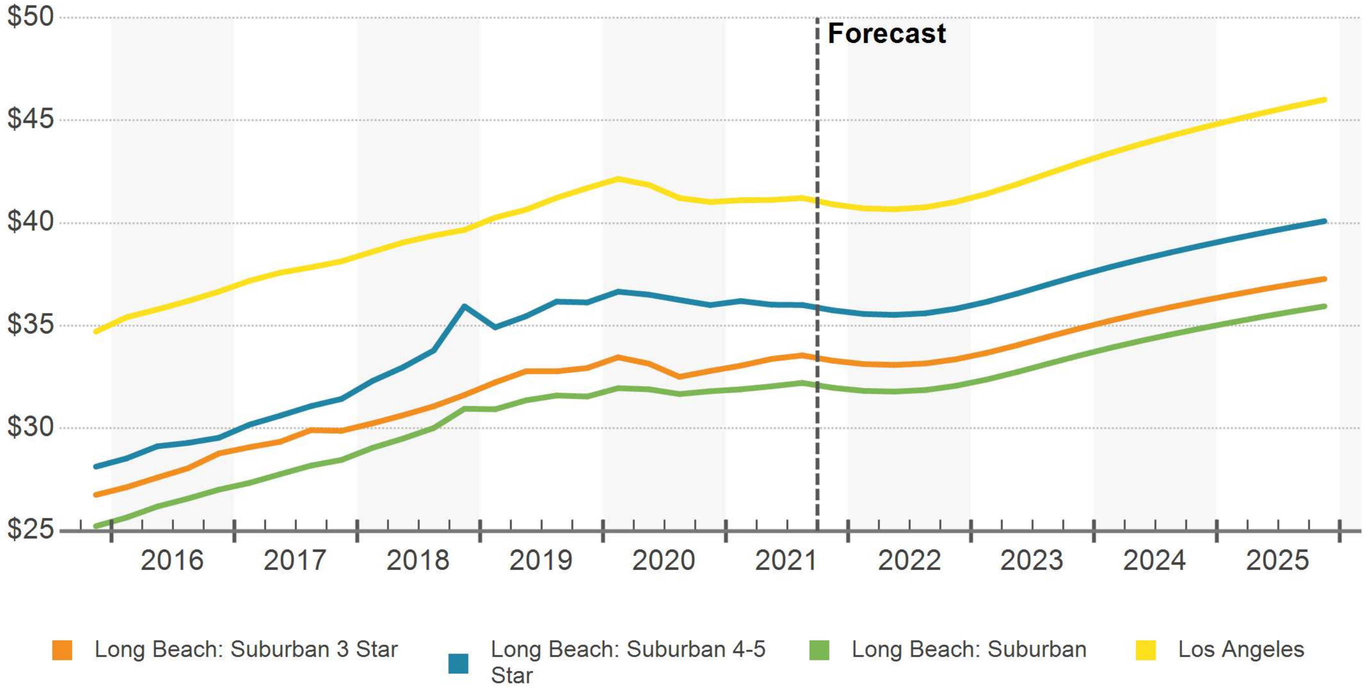
Office rental rates in the Suburban Long Beach Submarket are currently seeing year-over-year gains of 1.7%, compared to flat of 0.0% across the Greater L.A. office market. Average asking rents in the submarket, at $32.00/SF, are at an over 20% discount to greater market averages.

MARKET RENT GROWTH (YOY)



Rent

MARKET RENT PER SQUARE FEET



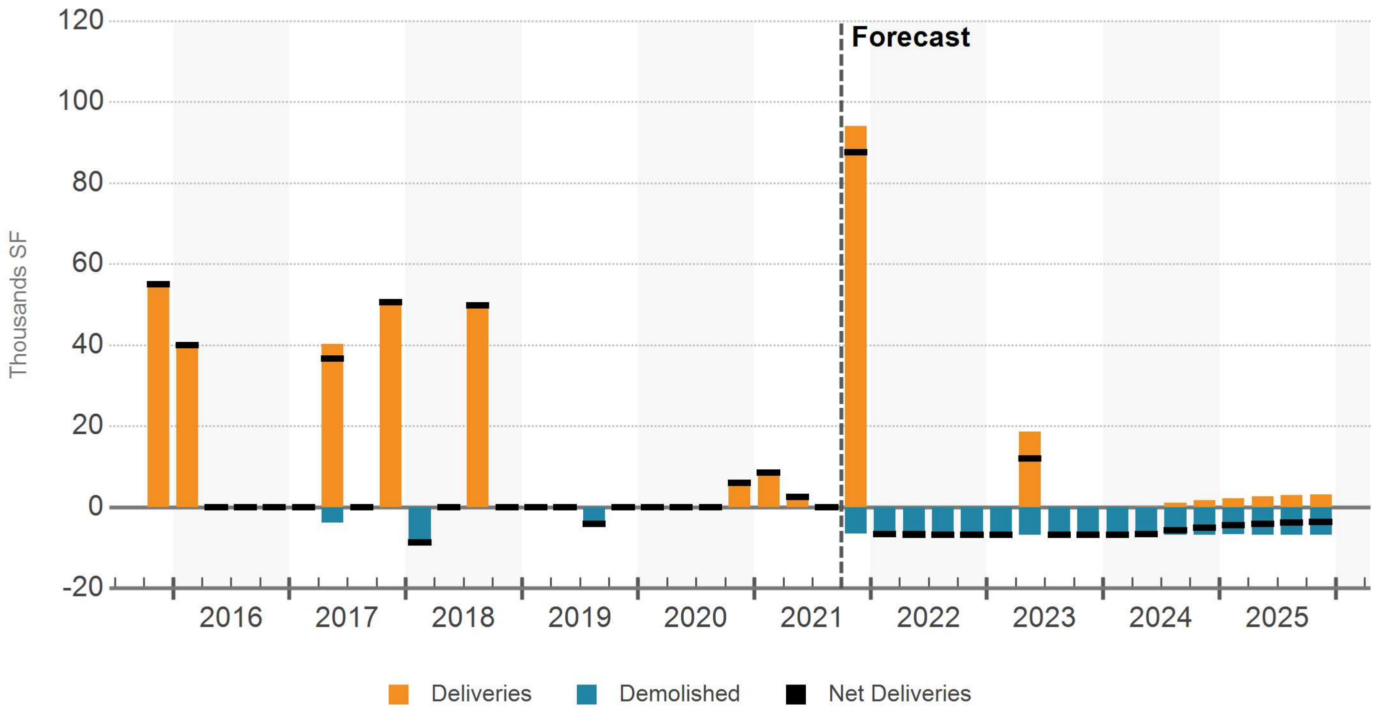
Construction

The Long Beach Suburban Submarket currently has several office projects underway. The largest is a build-to-suit for Laserfiche, a software firm that is a leader in enterprise content management, at 3443 Long Beach Blvd. The 100,000-SF project commenced construction during summer 2019 and is anticipated to wrap up later this year. Laserfiche has been in Long Beach since 2001. The firm vacated 63,000 SF up the street at 3545 Long Beach Blvd. in August. Laserfiche owns 3545 Long Beach Blvd. and is marketing the property for sale or for lease.

Across the street from 3443 Long Beach Blvd., an 18,700-SF medical office property is underway at 3450 Long Beach Blvd. Completion is slated for late 2021.

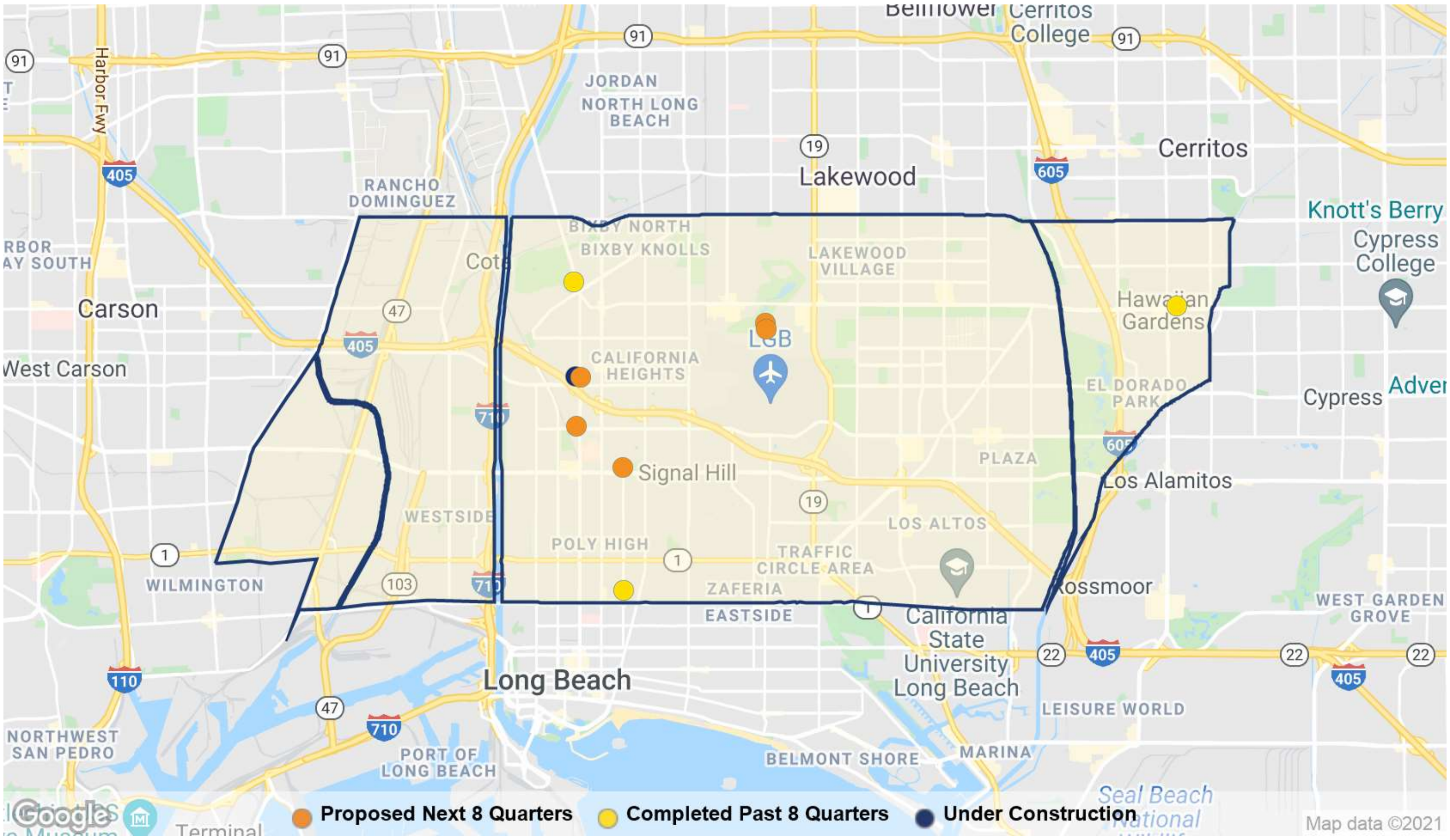
Supply additions have been modest during the past decade. The largest completions seen in the area during that time were in the master-planned, mixed-use Douglas Park near the Long Beach Airport. Five buildings totaling 134,000 SF delivered in the project in 2017–18.

DELIVERIES & DEMOLITIONS

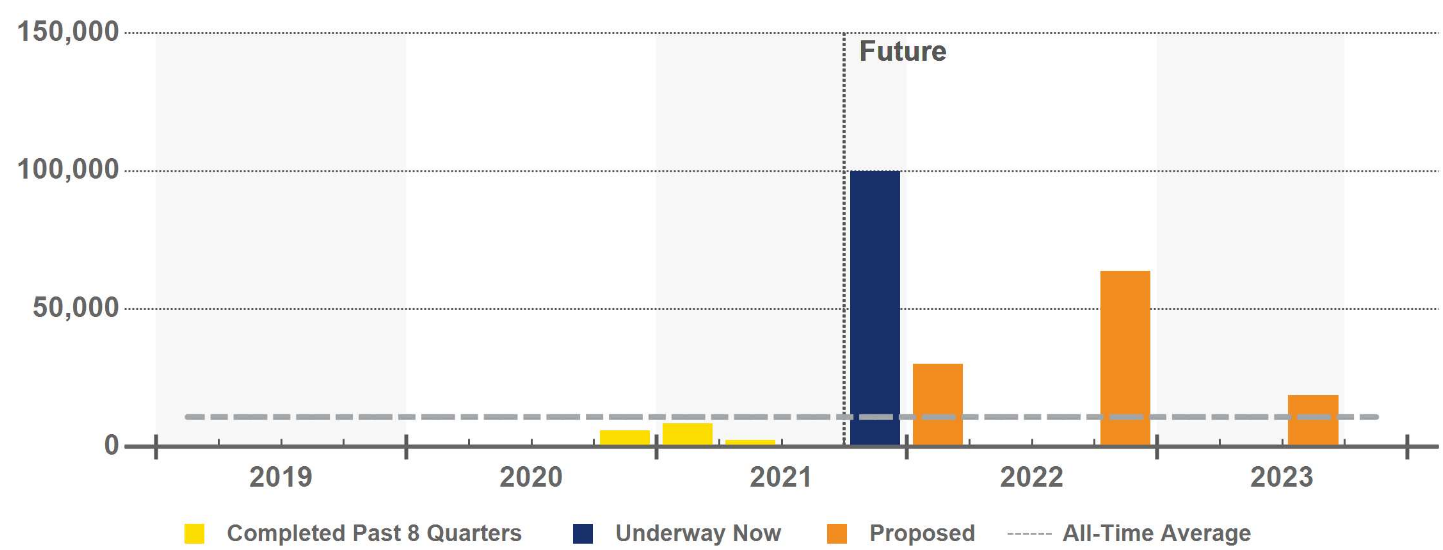


All-Time Annual Avg. Square Feet	Delivered Square Feet Past 8 Qtrs	Delivered Square Feet Next 8 Qtrs	Proposed Square Feet Next 8 Qtrs
43,524	17,007	100,000	112,515

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET



RECENT DELIVERIES

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1	12309 Carson St	★★★☆☆	2,500	1	Sep 2020	May 2021	- Penelope Anagnos
2	4251 Long Beach Blvd	★★★☆☆	8,559	1	Dec 2018	Mar 2021	- Mike Bardi, D.D.S.
3	The Vault 1000 E New York St	★★★★☆	5,948	3	Mar 2020	Oct 2020	- Elizabeth J Carnes

UNDER CONSTRUCTION

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1	Laserfiche 3443 Long Beach Blvd	★★★★☆	100,000	4	Oct 2020	Nov 2021	Urbana Development Laserfiche®

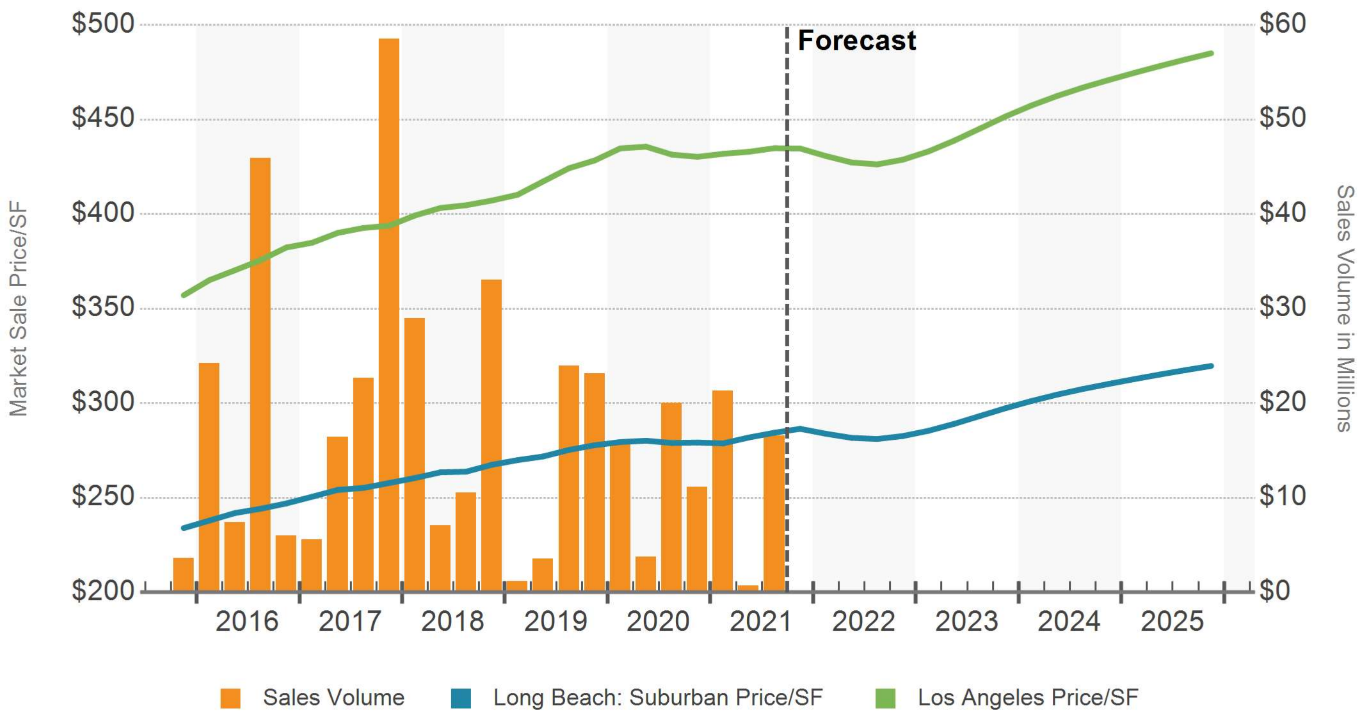
PROPOSED

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1	Building #2 3810 Stineman Ct	★★★☆☆	33,341	2	Jan 2022	Oct 2022	- Sares-Regis Group
2	3009 Long Beach Blvd	★★★★☆	30,000	2	Oct 2021	Jan 2022	- Mike Bareh
3	Building #1 3816 Stineman Ct	★★★☆☆	27,460	2	Jan 2022	Oct 2022	- Sares-Regis Group
4	3450 Long Beach Blvd	★★★☆☆	18,714	3	Mar 2022	Sep 2023	- Urbana Development
5	2600 California Ave	★★★☆☆	3,000	1	Oct 2021	Oct 2022	- Sean & Linda Hitchcock

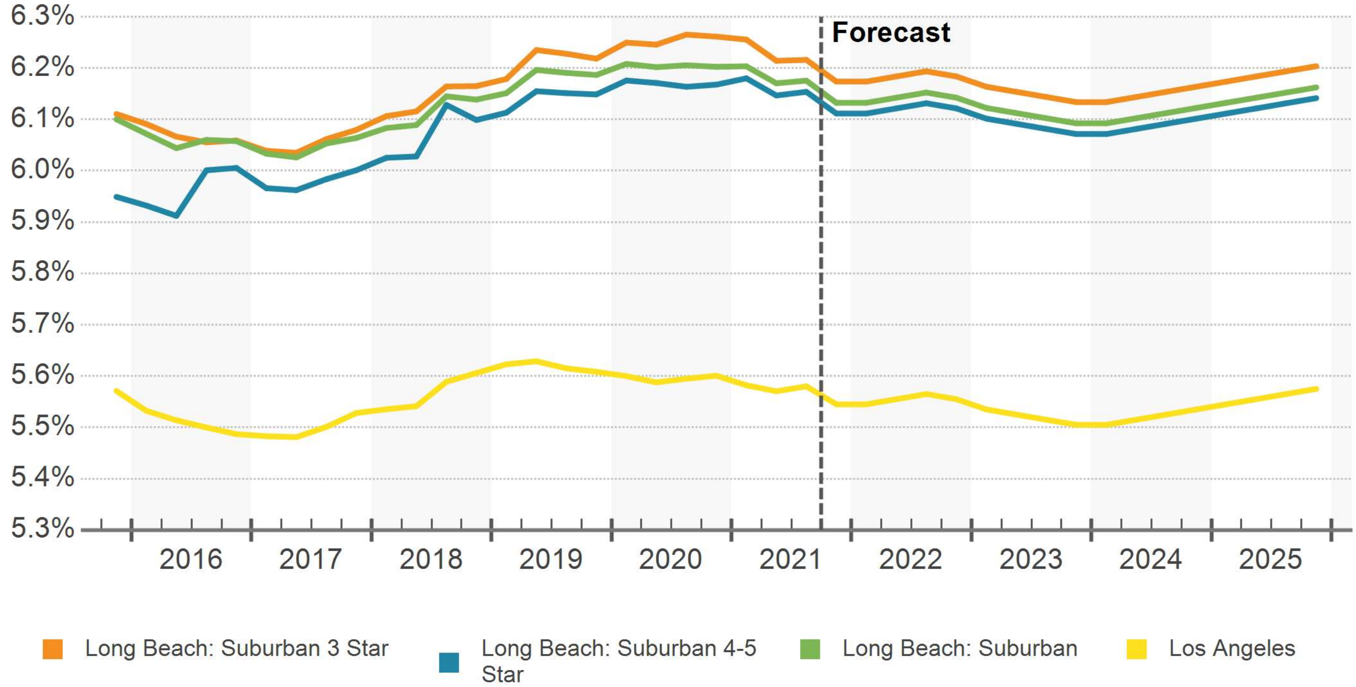
The Suburban Long Beach Submarket witnessed $48.7 million worth of office sales during the past year. The average modeled market price per SF, $290, and market cap rate, 6.2%, in the submarket represent a discount to greater market averages.

In March 2021, 3939 Atlantic Ave., a 54,000-SF medical office asset, traded between two private individuals for $9.9 million ($185/SF). In February 2021, a private buyer purchased 1525 Long Beach Blvd., another medical office property, from Texas-based Cross Development for $8 million ($930/SF) at a 5.35% in-place cap rate. The 8,600-SF property was 100% leased by Fresenius Kidney Care on a triple net basis.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE

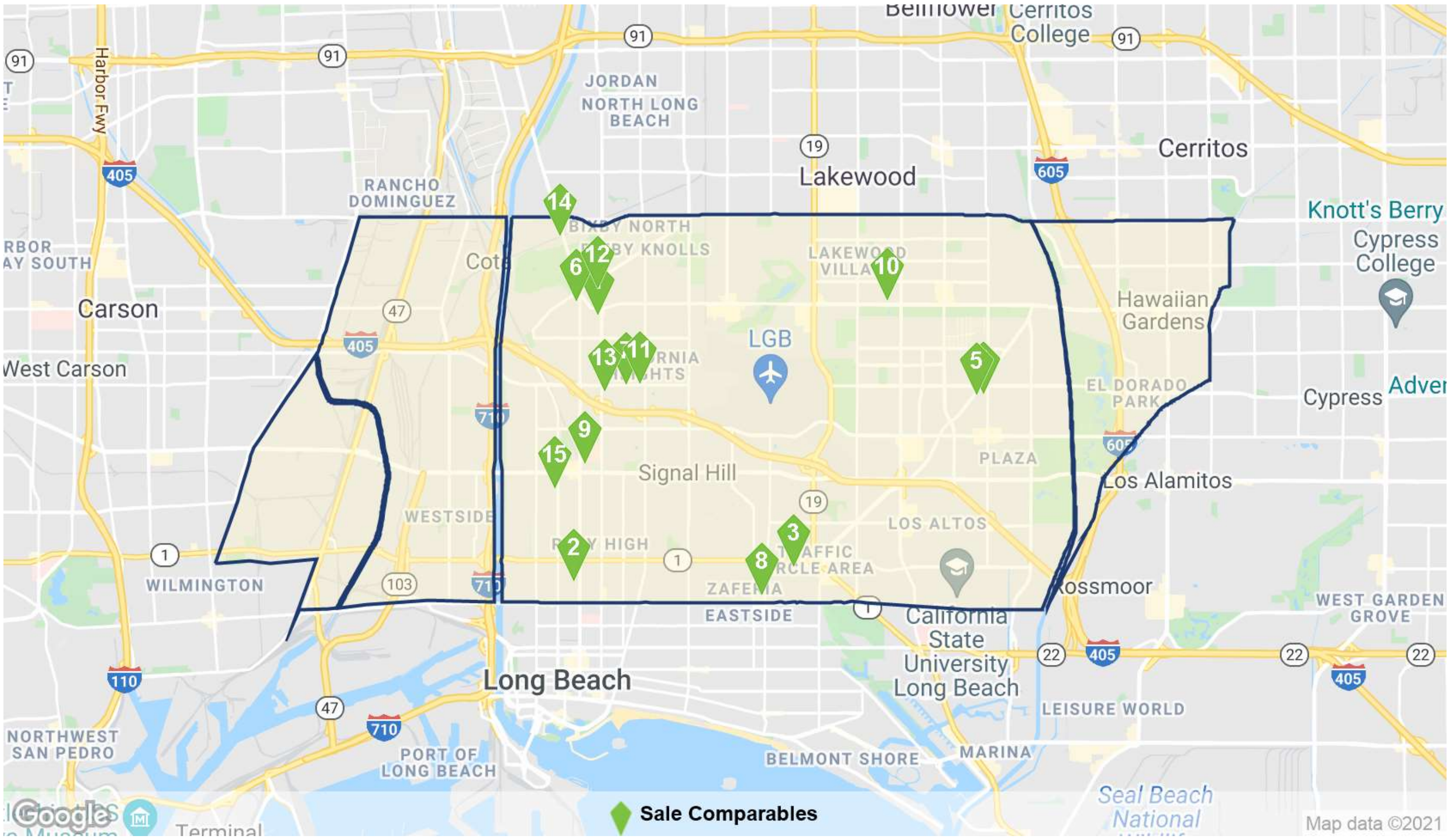


Sales Past 12 Months

Long Beach: Suburban Office

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
16	4.7%	$268	7.4%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	$699,000	$3,463,000	$1,975,000	$9,900,000
Price/SF	$162	$268	$336	$930
Cap Rate	3.9%	4.7%	4.8%	5.4%
Time Since Sale in Months	1.0	5.0	5.0	9.3
Property Attributes	**Low**	**Average**	**Median**	**High**
Building SF	1,900	13,077	7,210	54,103
Stories	1	1	1	2
Typical Floor SF	1,900	7,849	5,107	27,052
Vacancy Rate At Sale	0%	7.4%	0%	100%
Year Built	1925	1962	1966	1984
Star Rating	★☆☆☆☆	★★☆☆☆ 2.2	★★☆☆☆	★★★☆☆

RECENT SIGNIFICANT SALES

		Property				Sale			
	Property Name - Address	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1	**Atlantic Business Center** 3939 Atlantic Ave	★★☆☆☆	1983	54,103	0%	3/1/2021	$9,900,000	$183	3.9%
2	**1525 Long Beach Blvd**	★☆☆☆☆	1949	8,600	0%	2/18/2021	$7,995,000	$930	5.4%
3	**Cawrey Community Med…** 1703 Termino Ave	★★★☆☆	1984	23,215	0%	12/30/2020	$6,354,000	$274	-
4	**Los Altos Medical Bldg 2** 3325 Palo Verde Ave	★★☆☆☆	1979	25,400	51.3%	8/11/2021	$6,283,170	$247	-
5	**Los Altos Medical Bldg** 3320 N Los Coyotes Diag	★★★☆☆	1979	26,000	0%	8/11/2021	$4,303,336	$166	-
6	**4101-4107 Long Beach B…**	★★☆☆☆	1951	7,246	0%	12/29/2020	$2,757,000	$380	-
7	**1040-1042 E Wardlow Rd**	★★★☆☆	1974	4,800	0%	9/9/2021	$1,975,000	$411	-
8	**1355 Redondo Ave**	★★☆☆☆	1980	7,210	0%	8/2/2021	$1,535,000	$213	-
9	**Elm Avenue Medical Plaza** 2650 Elm Ave	★★☆☆☆	1982	3,120	6.7%	3/25/2021	$1,025,000	$329	4.3%
10	**5355 E Carson St**	★★☆☆☆	1966	2,372	0%	2/2/2021	$960,000	$405	-
9	**Elm Avenue Medical Plaza** 2650 Elm Ave	★★☆☆☆	1982	3,440	0%	8/12/2021	$917,000	$267	5.3%
11	**1150 E Wardlow Rd**	★★☆☆☆	1939	5,107	0%	8/25/2021	$825,000	$162	-
12	**4301 Atlantic Ave**	★☆☆☆☆	1953	1,160	0%	6/21/2021	$720,000	$621	-
13	**3323 Lime Ave**	★★☆☆☆	1960	2,009	100%	2/1/2021	$720,000	$358	-
14	**4709-4711 Long Beach B…**	★★☆☆☆	1941	1,900	0%	1/8/2021	$712,500	$375	-
15	**2429 Pacific Ave**	★★☆☆☆	1925	2,040	0%	8/25/2021	$699,000	$343	-

OVERALL SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	10,033,800	(16,001)	-0.2%	18,908	0.2%	-
2024	10,049,801	(24,154)	-0.2%	10,501	0.1%	-
2023	10,073,955	(8,399)	-0.1%	17,376	0.2%	-
2022	10,082,354	(27,024)	-0.3%	(103,141)	-1.0%	-
2021	10,109,378	98,587	1.0%	(211,089)	-2.1%	-
YTD	10,021,850	11,059	0.1%	(232,020)	-2.3%	-
2020	10,010,791	5,948	0.1%	(116,002)	-1.2%	-
2019	10,004,843	(4,160)	0%	(385,179)	-3.8%	-
2018	10,009,003	41,192	0.4%	93,475	0.9%	0.4
2017	9,967,811	87,200	0.9%	178,145	1.8%	0.5
2016	9,880,611	40,000	0.4%	255,065	2.6%	0.2
2015	9,840,611	109,604	1.1%	221,533	2.3%	0.5
2014	9,731,007	19,261	0.2%	276,272	2.8%	0.1
2013	9,711,746	(15,817)	-0.2%	70,553	0.7%	-
2012	9,727,563	(4,500)	0%	(98,838)	-1.0%	-
2011	9,732,063	(398,124)	-3.9%	(276,019)	-2.8%	-
2010	10,130,187	3,600	0%	(349,312)	-3.4%	-
2009	10,126,587	133,101	1.3%	(165,843)	-1.6%	-

4 & 5 STAR SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	2,966,389	10,994	0.4%	34,261	1.2%	0.3
2024	2,955,395	2,897	0.1%	20,736	0.7%	0.1
2023	2,952,498	0	0%	(8,383)	-0.3%	-
2022	2,952,498	0	0%	(40,035)	-1.4%	-
2021	2,952,498	94,052	3.3%	(101,924)	-3.5%	-
YTD	2,858,446	0	0%	(184,039)	-6.4%	-
2020	2,858,446	5,948	0.2%	19,954	0.7%	0.3
2019	2,852,498	0	0%	(389,593)	-13.7%	-
2018	2,852,498	0	0%	54,240	1.9%	0
2017	2,852,498	0	0%	102,225	3.6%	0
2016	2,852,498	0	0%	45,107	1.6%	0
2015	2,852,498	88,018	3.2%	108,623	3.8%	0.8
2014	2,764,480	38,790	1.4%	196,285	7.1%	0.2
2013	2,725,690	0	0%	50,761	1.9%	0
2012	2,725,690	0	0%	(48,119)	-1.8%	-
2011	2,725,690	0	0%	(103,213)	-3.8%	-
2010	2,725,690	0	0%	(153,533)	-5.6%	-
2009	2,725,690	0	0%	2,562	0.1%	0

3 STAR SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	3,915,888	0	0%	10,290	0.3%	0
2024	3,915,888	0	0%	14,179	0.4%	0
2023	3,915,888	18,714	0.5%	33,615	0.9%	0.6
2022	3,897,174	0	0%	(19,061)	-0.5%	-
2021	3,897,174	11,059	0.3%	(104,969)	-2.7%	-
YTD	3,897,174	11,059	0.3%	(64,323)	-1.7%	-
2020	3,886,115	0	0%	(77,592)	-2.0%	-
2019	3,886,115	0	0%	41,977	1.1%	0
2018	3,886,115	49,832	1.3%	18,434	0.5%	2.7
2017	3,836,283	90,948	2.4%	132,144	3.4%	0.7
2016	3,745,335	40,000	1.1%	148,284	4.0%	0.3
2015	3,705,335	21,586	0.6%	88,617	2.4%	0.2
2014	3,683,749	(7,000)	-0.2%	68,076	1.8%	-
2013	3,690,749	(1,875)	-0.1%	60,985	1.7%	-
2012	3,692,624	0	0%	(88,490)	-2.4%	-
2011	3,692,624	(398,124)	-9.7%	(147,513)	-4.0%	-
2010	4,090,748	0	0%	(204,912)	-5.0%	-
2009	4,090,748	172,090	4.4%	(64,009)	-1.6%	-

1 & 2 STAR SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	3,151,523	(26,995)	-0.8%	(25,643)	-0.8%	-
2024	3,178,518	(27,051)	-0.8%	(24,414)	-0.8%	-
2023	3,205,569	(27,113)	-0.8%	(7,856)	-0.2%	-
2022	3,232,682	(27,024)	-0.8%	(44,045)	-1.4%	-
2021	3,259,706	(6,524)	-0.2%	(4,196)	-0.1%	-
YTD	3,266,230	0	0%	16,342	0.5%	0
2020	3,266,230	0	0%	(58,364)	-1.8%	-
2019	3,266,230	(4,160)	-0.1%	(37,563)	-1.2%	-
2018	3,270,390	(8,640)	-0.3%	20,801	0.6%	-
2017	3,279,030	(3,748)	-0.1%	(56,224)	-1.7%	-
2016	3,282,778	0	0%	61,674	1.9%	0
2015	3,282,778	0	0%	24,293	0.7%	0
2014	3,282,778	(12,529)	-0.4%	11,911	0.4%	-
2013	3,295,307	(13,942)	-0.4%	(41,193)	-1.3%	-
2012	3,309,249	(4,500)	-0.1%	37,771	1.1%	-
2011	3,313,749	0	0%	(25,293)	-0.8%	-
2010	3,313,749	3,600	0.1%	9,133	0.3%	0.4
2009	3,310,149	(38,989)	-1.2%	(104,396)	-3.2%	-

OVERALL RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$35.95	147	3.1%	13.0%	1,312,810	13.1%	-0.3%
2024	$34.88	143	4.0%	9.6%	1,347,296	13.4%	-0.3%
2023	$33.54	137	4.6%	5.4%	1,381,891	13.7%	-0.2%
2022	$32.07	131	0.3%	0.8%	1,406,743	14.0%	0.8%
2021	$31.98	131	0.5%	0.5%	1,329,904	13.2%	3.0%
YTD	$32.21	132	1.7%	1.3%	1,256,751	12.5%	2.4%
2020	$31.81	130	0.8%	0%	1,013,672	10.1%	1.2%
2019	$31.55	129	1.9%	-0.8%	890,910	8.9%	3.8%
2018	$30.96	127	8.7%	-2.7%	509,891	5.1%	-0.5%
2017	$28.47	117	5.4%	-10.5%	562,174	5.6%	-1.0%
2016	$27.02	111	7.0%	-15.1%	653,119	6.6%	-2.2%
2015	$25.24	103	6.9%	-20.7%	868,184	8.8%	-1.2%
2014	$23.61	97	4.7%	-25.8%	980,113	10.1%	-2.7%
2013	$22.55	92	2.9%	-29.1%	1,237,124	12.7%	-0.9%
2012	$21.91	90	2.1%	-31.1%	1,323,494	13.6%	1.0%
2011	$21.45	88	-1.5%	-32.6%	1,229,156	12.6%	-0.7%
2010	$21.79	89	-3.2%	-31.5%	1,351,261	13.3%	3.5%
2009	$22.52	92	-7.8%	-29.2%	998,349	9.9%	2.9%

4 & 5 STAR RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$40.09	151	3.1%	11.0%	750,172	25.3%	-0.9%
2024	$38.91	147	3.9%	7.7%	773,479	26.2%	-0.6%
2023	$37.44	141	4.5%	3.6%	791,353	26.8%	0.3%
2022	$35.83	135	0.2%	-0.8%	782,970	26.5%	1.4%
2021	$35.75	135	-0.7%	-1.1%	742,935	25.2%	6.2%
YTD	$36.04	136	-0.5%	-0.3%	725,050	25.4%	6.4%
2020	$36.01	136	-0.4%	-0.4%	541,011	18.9%	-0.5%
2019	$36.13	136	0.5%	0%	554,205	19.4%	13.7%
2018	$35.94	136	14.3%	-0.5%	164,612	5.8%	-1.9%
2017	$31.44	119	6.4%	-13.0%	218,852	7.7%	-3.6%
2016	$29.54	111	5.0%	-18.2%	321,077	11.3%	-1.6%
2015	$28.13	106	9.6%	-22.1%	366,184	12.8%	-1.2%
2014	$25.66	97	2.5%	-29.0%	386,789	14.0%	-6.0%
2013	$25.04	94	3.6%	-30.7%	544,284	20.0%	-1.9%
2012	$24.18	91	-0.3%	-33.1%	595,045	21.8%	1.8%
2011	$24.25	92	0.9%	-32.9%	546,926	20.1%	3.8%
2010	$24.04	91	0.4%	-33.5%	443,713	16.3%	5.6%
2009	$23.95	90	-9.6%	-33.7%	290,180	10.6%	-0.1%

3 STAR RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$37.28	146	3.0%	13.2%	302,437	7.7%	-0.3%
2024	$36.21	142	3.9%	9.9%	312,727	8.0%	-0.4%
2023	$34.86	137	4.5%	5.8%	326,906	8.3%	-0.4%
2022	$33.37	131	0.2%	1.3%	341,807	8.8%	0.5%
2021	$33.29	131	1.5%	1.1%	322,746	8.3%	3.0%
YTD	$33.54	131	3.1%	1.8%	282,100	7.2%	1.9%
2020	$32.80	129	-0.4%	-0.4%	206,718	5.3%	2.0%
2019	$32.94	129	4.1%	0%	129,126	3.3%	-1.1%
2018	$31.63	124	5.8%	-4.0%	171,103	4.4%	0.8%
2017	$29.88	117	3.8%	-9.3%	139,705	3.6%	-1.2%
2016	$28.78	113	7.5%	-12.6%	180,901	4.8%	-3.0%
2015	$26.76	105	6.6%	-18.8%	289,185	7.8%	-1.9%
2014	$25.09	98	6.0%	-23.8%	356,216	9.7%	-2.0%
2013	$23.67	93	3.1%	-28.1%	431,292	11.7%	-1.7%
2012	$22.96	90	3.7%	-30.3%	494,152	13.4%	2.4%
2011	$22.13	87	-1.2%	-32.8%	405,662	11.0%	-5.1%
2010	$22.40	88	-4.9%	-32.0%	656,273	16.0%	5.0%
2009	$23.56	92	-7.7%	-28.5%	451,361	11.0%	5.5%

1 & 2 STAR RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$30.61	144	3.2%	14.1%	260,201	8.3%	0%
2024	$29.65	139	4.2%	10.5%	261,090	8.2%	0%
2023	$28.44	134	4.8%	6.0%	263,632	8.2%	-0.5%
2022	$27.14	127	0.5%	1.1%	281,966	8.7%	0.6%
2021	$26.99	127	0.6%	0.6%	264,223	8.1%	0%
YTD	$27.15	128	2.2%	1.2%	249,601	7.6%	-0.5%
2020	$26.84	126	4.2%	0%	265,943	8.1%	1.8%
2019	$25.76	121	0.4%	-4.0%	207,579	6.4%	1.0%
2018	$25.65	120	6.4%	-4.4%	174,176	5.3%	-0.9%
2017	$24.09	113	6.5%	-10.2%	203,617	6.2%	1.6%
2016	$22.63	106	8.8%	-15.7%	151,141	4.6%	-1.9%
2015	$20.80	98	4.1%	-22.5%	212,815	6.5%	-0.7%
2014	$19.98	94	5.3%	-25.5%	237,108	7.2%	-0.7%
2013	$18.97	89	1.9%	-29.3%	261,548	7.9%	0.9%
2012	$18.61	87	2.8%	-30.6%	234,297	7.1%	-1.3%
2011	$18.11	85	-4.8%	-32.5%	276,568	8.3%	0.8%
2010	$19.02	89	-4.8%	-29.1%	251,275	7.6%	-0.2%
2009	$19.98	94	-6.1%	-25.5%	256,808	7.8%	2.0%

OVERALL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$319.70	190	6.2%
2024	-	-	-	-	-	-	$310.17	184	6.1%
2023	-	-	-	-	-	-	$297.39	177	6.1%
2022	-	-	-	-	-	-	$282.67	168	6.1%
2021	-	-	-	-	-	-	$286.47	170	6.1%
YTD	14	$38.6M	1.5%	$3,264,364	$261.92	4.7%	$286.99	170	6.2%
2020	13	$50.6M	2.3%	$4,115,250	$222.78	7.0%	$279.23	166	6.2%
2019	22	$51.8M	2.6%	$3,986,063	$240.17	5.2%	$277.81	165	6.2%
2018	36	$79.5M	3.5%	$3,149,257	$247.03	5.9%	$267.47	159	6.1%
2017	62	$103.1M	7.0%	$3,889,280	$180.80	5.4%	$257.84	153	6.1%
2016	40	$83.5M	4.1%	$2,961,185	$230.48	5.5%	$247.06	147	6.1%
2015	26	$45.3M	2.9%	$2,664,853	$184.33	5.9%	$234	139	6.1%
2014	19	$35.5M	2.0%	$2,368,100	$194.50	7.2%	$217.66	129	6.2%
2013	22	$31.1M	2.0%	$1,941,894	$186.92	7.9%	$200.44	119	6.4%
2012	39	$111.2M	10.1%	$4,711,609	$121.47	7.2%	$189.28	112	6.7%
2011	19	$42.3M	2.6%	$4,439,385	$191.79	-	$181.18	108	6.9%
2010	11	$24M	3.0%	$4,000,833	$142.55	8.6%	$164.57	98	7.4%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$305.28	179	6.1%
2024	-	-	-	-	-	-	$296.02	173	6.1%
2023	-	-	-	-	-	-	$283.87	166	6.1%
2022	-	-	-	-	-	-	$269.99	158	6.1%
2021	-	-	-	-	-	-	$273.74	160	6.1%
YTD	-	-	-	-	-	-	$277.77	163	6.1%
2020	-	-	-	-	-	-	$269.70	158	6.2%
2019	-	-	-	-	-	-	$269.82	158	6.1%
2018	-	-	-	-	-	-	$260.59	153	6.1%
2017	2	$12M	5.4%	$6,000,000	$78.55	-	$253.43	148	6.0%
2016	1	$25.8M	4.2%	$25,765,000	$215.58	7.5%	$242.43	142	6.0%
2015	-	-	-	-	-	-	$235.30	138	5.9%
2014	1	$16M	2.6%	$16,000,000	$223.93	8.5%	$221.17	129	6.0%
2013	-	-	-	-	-	-	$205.55	120	6.2%
2012	2	$83.3M	24.4%	$41,625,000	$124.92	6.8%	$196.21	115	6.4%
2011	1	$21.5M	4.4%	$21,500,215	$179.89	-	$188.84	111	6.6%
2010	1	$16M	4.4%	$16,000,000	$133.87	-	$171.57	100	7.1%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

3 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$316.64	188	6.2%
2024	-	-	-	-	-	-	$307.71	182	6.2%
2023	-	-	-	-	-	-	$295.48	175	6.1%
2022	-	-	-	-	-	-	$281.30	167	6.2%
2021	-	-	-	-	-	-	$285.52	169	6.2%
YTD	2	$6.3M	0.8%	$3,139,168	$203.84	-	$285.02	169	6.2%
2020	5	$37.6M	4.8%	$9,098,000	$200.50	7.0%	$276.62	164	6.3%
2019	6	$38.7M	4.6%	$9,664,706	$231.69	5.3%	$276.84	164	6.2%
2018	15	$57.8M	6.2%	$5,976,167	$245.55	5.2%	$266.39	158	6.2%
2017	25	$49M	6.9%	$8,617,000	$212.61	6.1%	$257.49	153	6.1%
2016	9	$28.1M	2.5%	$3,126,722	$305.34	5.0%	$248.18	147	6.1%
2015	2	$17.8M	2.5%	$8,887,500	$194.13	7.4%	$235.38	140	6.1%
2014	1	$1.1M	0.3%	$1,100,000	$112.14	-	$220.20	131	6.2%
2013	3	$21.5M	2.8%	$7,167,230	$208.80	7.9%	$203.43	121	6.4%
2012	8	$13.3M	2.6%	$2,611,750	$159.20	7.2%	$192.48	114	6.6%
2011	5	$13.7M	2.1%	$5,659,500	$187.39	-	$183.23	109	6.8%
2010	1	$875K	0.2%	$875,000	$89.20	-	$165.58	98	7.3%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

1 & 2 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$336.38	203	6.1%
2024	-	-	-	-	-	-	$325.88	197	6.1%
2023	-	-	-	-	-	-	$311.86	188	6.1%
2022	-	-	-	-	-	-	$295.75	178	6.1%
2021	-	-	-	-	-	-	$299.10	180	6.1%
YTD	12	$32.3M	3.6%	$3,292,186	$277.27	4.7%	$297.70	180	6.1%
2020	8	$13M	1.2%	$1,623,875	$328.36	-	$290.95	176	6.2%
2019	16	$13.2M	2.3%	$1,462,222	$269.11	5.0%	$286.17	173	6.2%
2018	21	$21.8M	3.3%	$1,453,111	$251.03	6.3%	$274.98	166	6.1%
2017	35	$42.1M	8.5%	$2,341,500	$225.06	4.0%	$262.26	158	6.1%
2016	30	$29.6M	5.9%	$1,611,537	$196.51	5.1%	$249.92	151	6.1%
2015	24	$27.5M	6.0%	$1,835,167	$178.51	4.4%	$231.19	139	6.2%
2014	17	$18.4M	3.4%	$1,417,038	$181.73	6.5%	$211.46	128	6.4%
2013	19	$9.6M	2.8%	$736,048	$151.29	-	$192.25	116	6.7%
2012	29	$14.7M	6.8%	$862,941	$88.59	7.6%	$179.20	108	6.9%
2011	13	$7.1M	1.7%	$1,189,208	$253.78	-	$171.81	104	7.2%
2010	9	$7.1M	5.3%	$1,782,500	$182.50	8.6%	$157.05	95	7.6%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Retail Submarket Report

Long Beach: Suburban

Los Angeles - CA

PREPARED BY

CITY OF LONG BEACH

Andrew Chang
Program Specialist

CoStar™

RETAIL SUBMARKET REPORT

Overview

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
42K	42.4K	4.3%	-0.2%

Vacancies for retail properties in Long Beach: Suburban were under the five-year average during the fourth quarter, but they were essentially unchanged from this time last year. The rate also comes in below the region's average. Meanwhile, retail rents have slipped over the past year, falling by -0.2%.

In terms of development, Long Beach: Suburban has received an injection of new supply over the past few years, and the pipeline is still churning during the fourth quarter.

Long Beach: Suburban is a very liquid investment market, characterized by heavy trading, and the market proved to be liquid yet again this past year. At $335/SF, market pricing is considerably lower than the region's average pricing.

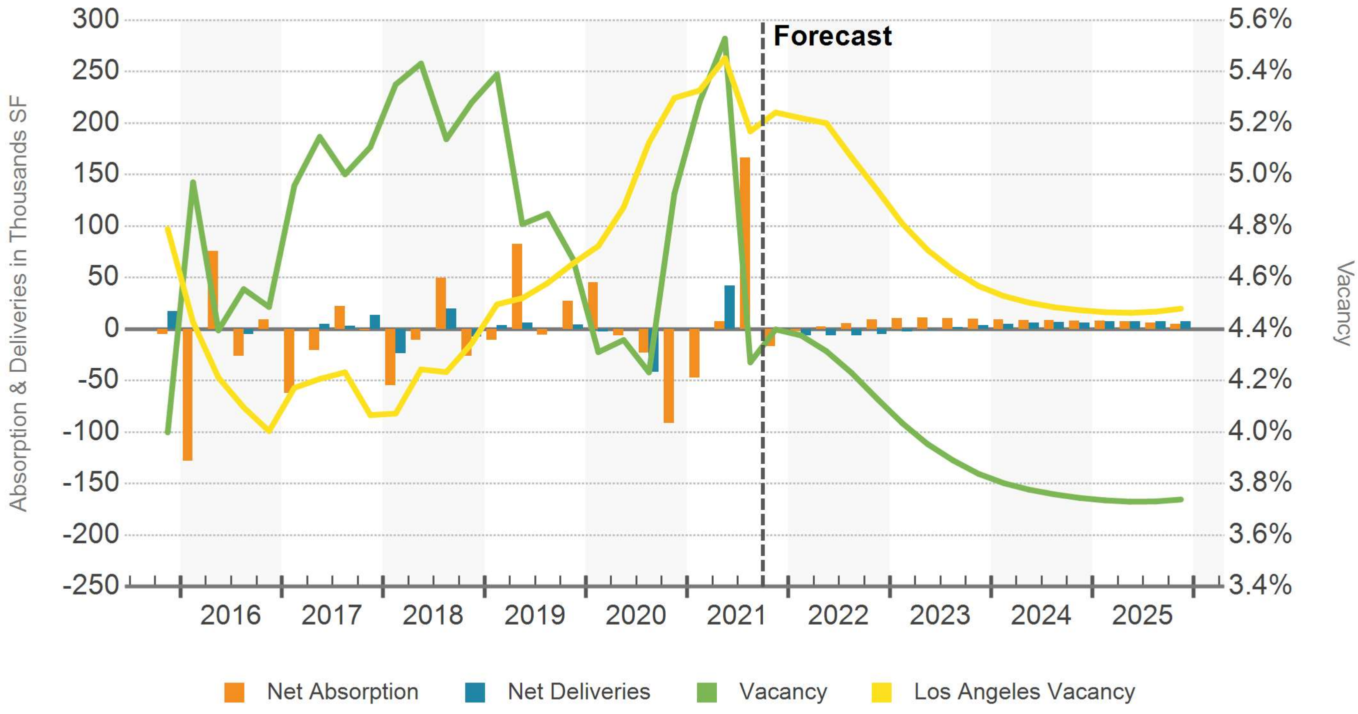
The coronavirus' impact on the market may lead to lasting structural changes within the retail sector. E-commerce has flourished, and spending and shopping habits may be permanently altered, particularly as brick-and-mortar retailers may be unable to adapt to the changing environment.

KEY INDICATORS

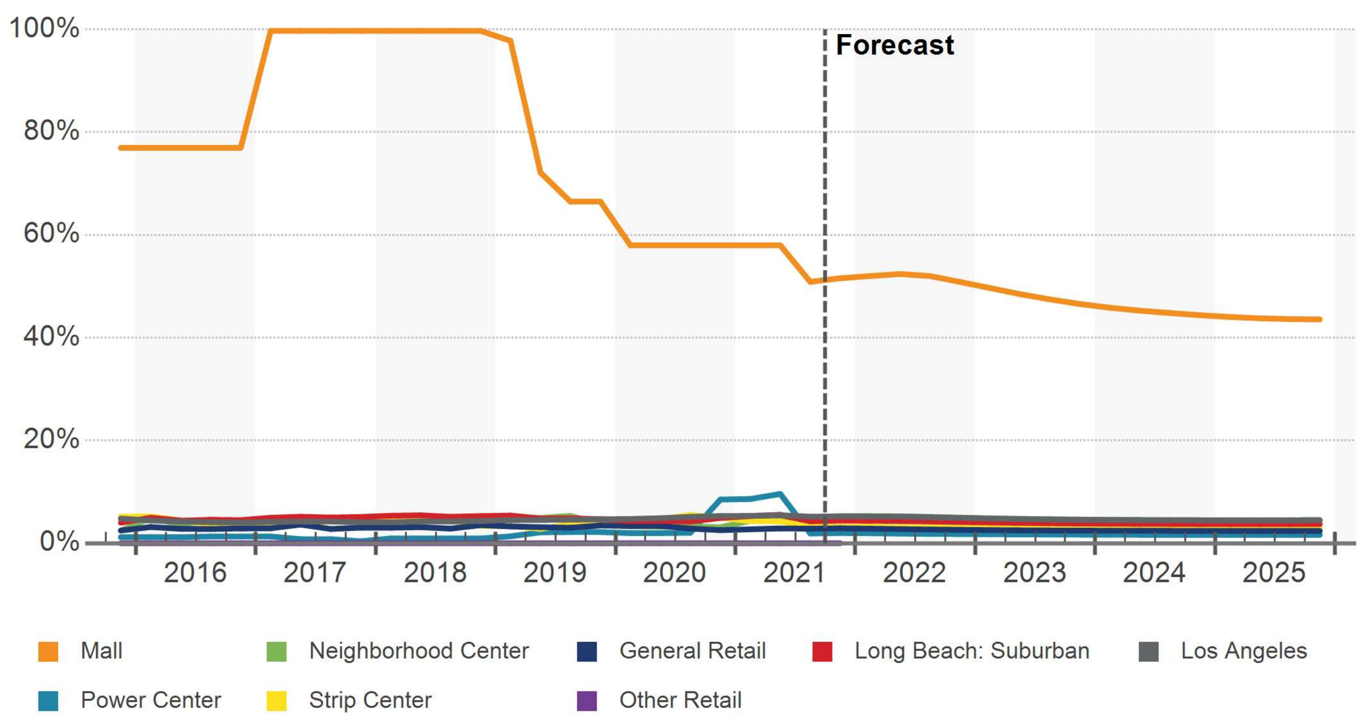
Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	266,049	50.9%	$28.72	50.9%	0	0	0
Power Center	1,922,281	1.9%	$35.12	2.9%	0	0	0
Neighborhood Center	3,486,857	5.0%	$29.21	7.5%	0	0	0
Strip Center	1,327,494	3.1%	$27.03	3.3%	1,000	0	0
General Retail	6,214,079	2.9%	$25.51	4.1%	(1,600)	0	4,940
Other	0	-	-	-	0	0	0
Submarket	13,216,760	4.3%	$28.10	5.7%	(600)	0	4,940

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0%	4.0%	3.9%	5.5%	2021 Q2	2.0%	2006 Q2
Net Absorption SF	42.4K	(4,385)	44,317	282,783	2010 Q4	(235,470)	2009 Q2
Deliveries SF	42K	30,939	35,961	154,230	2006 Q4	0	2015 Q3
Rent Growth	-0.2%	1.2%	2.8%	5.4%	2007 Q2	-5.5%	2009 Q4
Sales Volume	$116M	$97M	N/A	$232.3M	2020 Q1	$35.2M	2010 Q4

NET ABSORPTION, NET DELIVERIES & VACANCY



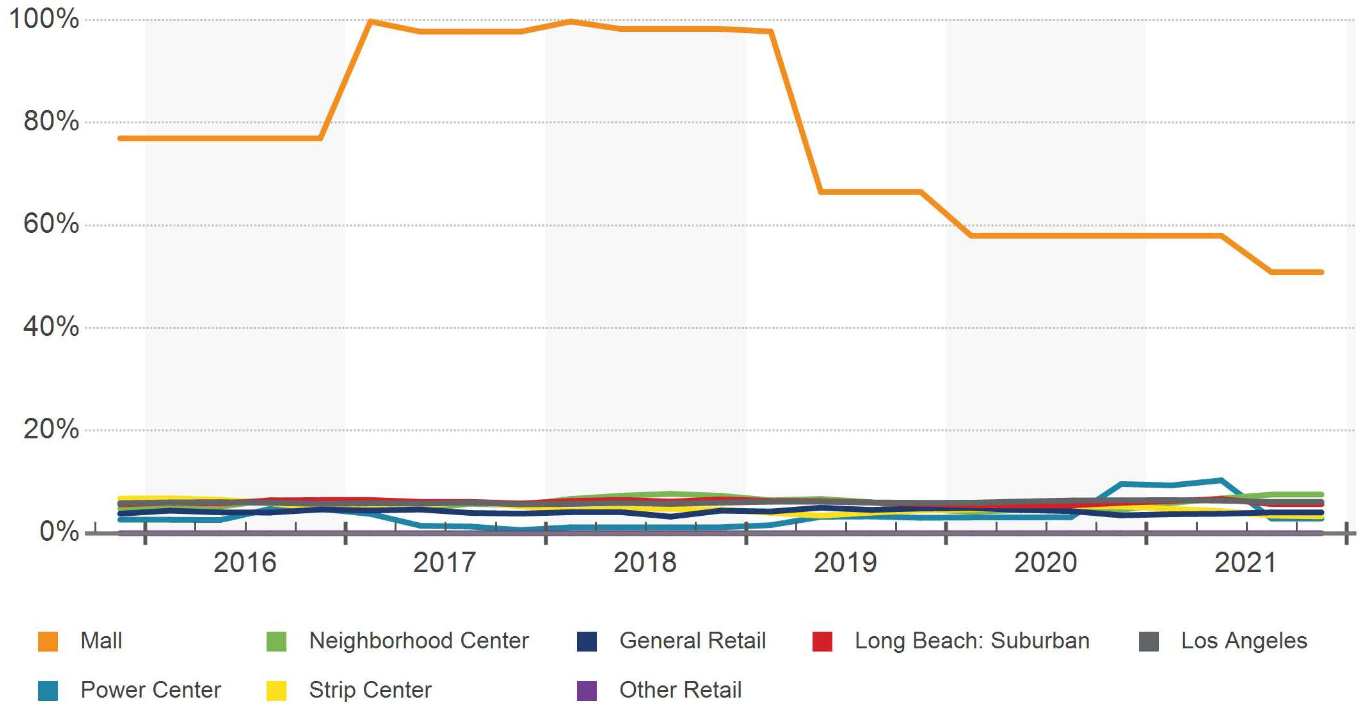
VACANCY RATE



Leasing

Long Beach: Suburban Retail

AVAILABILITY RATE



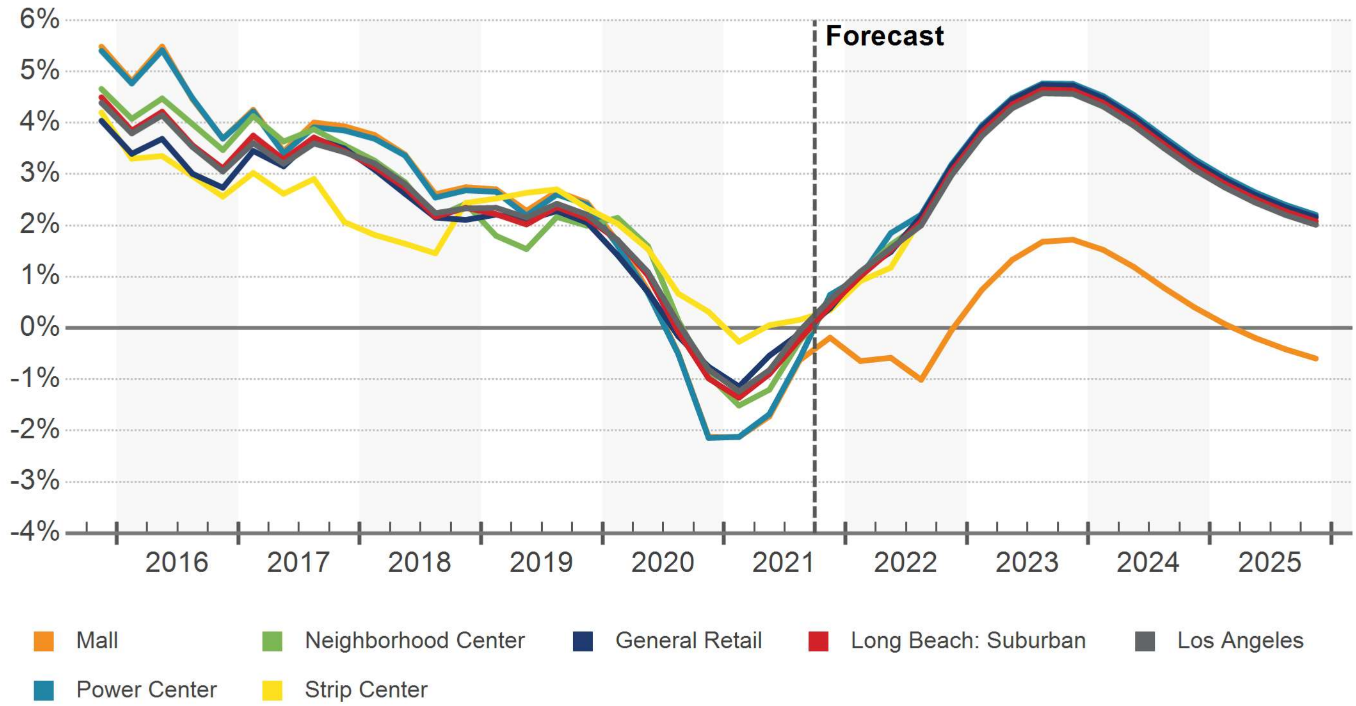
4 & 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	GLA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
Vons Circle Center 1820-2004 Ximeno Ave	★★★★☆	118,658	2	9,450	0.8%	2,470
141 E Willow St	★★★★☆	22,000	1	1,462	13.1%	1,475
PAD 2 1775 Ximeno Ave	★★★★☆	6,200	1	1,649	30.6%	83

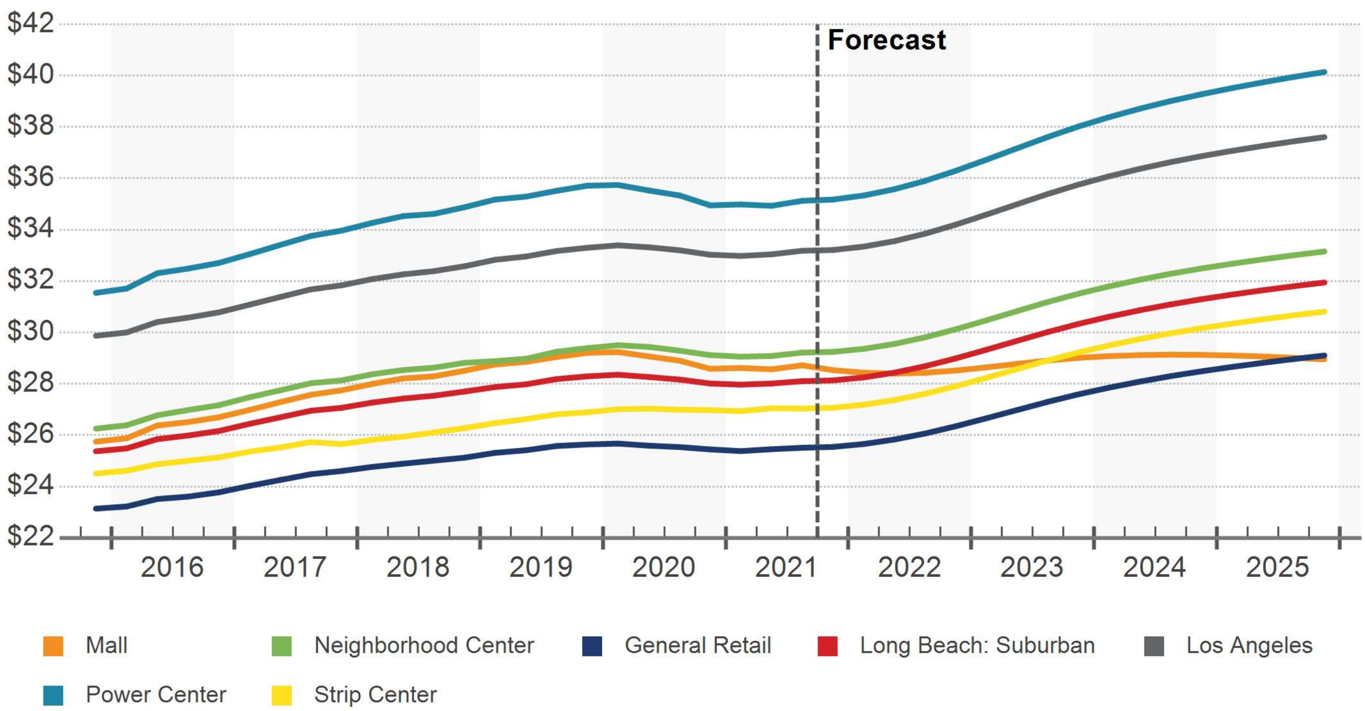
3 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	GLA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
2115-2131 N Bellflower Blvd	★★★☆☆	18,000	1	5,540	0%	5,058
Wardlow Plaza 3377-3395 Long Beach Blvd	★★★☆☆	12,361	2	2,570	10.3%	2,570
321 E Willow St	★★★☆☆	4,000	1	1,716	0%	1,567
4201-4221 E Willow St	★★★☆☆	9,121	1	1,456	9.6%	1,456
3410-3430 Long Beach Blvd	★★★☆☆	6,601	1	1,000	9.1%	1,000
Los Coyotes Shopping Center 3578-3599 N Los Coyotes Diag…	★★★☆☆	31,998	1	4,350	14.9%	770
3203 E Anaheim St	★★★☆☆	682	1	682	20.0%	682
11421 E Carson St	★★★☆☆	10,358	1	1,635	3.2%	142
4215-4275 Atlantic Ave	★★★☆☆	20,740	1	900	4.3%	78
20314 Norwalk Blvd	★★★☆☆	4,160	1	464	4.5%	40
5555 E Stearns St	★★★☆☆	34,429	1	1,575	0%	0
3000 Cherry Ave	★★★☆☆	17,395	1	1,300	17.3%	0
Hawaiian Gardens Towne Ce… 12120 Carson St	★★★☆☆	43,130	1	43,130	0%	0
3768 Long Beach Blvd	★★★☆☆	1,888	2	360	0%	0
1601-1629 E Pacific Coast	★★★☆☆	2,900	1	2,900	0%	0
Circle Marina Center 4600-4782 E Pacific Coast Hwy	★★★☆☆	84,625	1	819	6.8%	(124)
1002-1030 Pacific Coast Hwy	★★★☆☆	25,148	1	3,575	14.2%	(1,620)
3400-3500 Los Coyotes Diag	★★★☆☆	16,863	1	1,015	38.1%	(1,996)
7621-7679 E Carson St	★★★☆☆	92,187	1	2,068	10.5%	(2,068)
El Dorado Center 8105-8195 E Wardlow Rd	★★★☆☆	82,492	2	3,440	11.0%	(2,692)

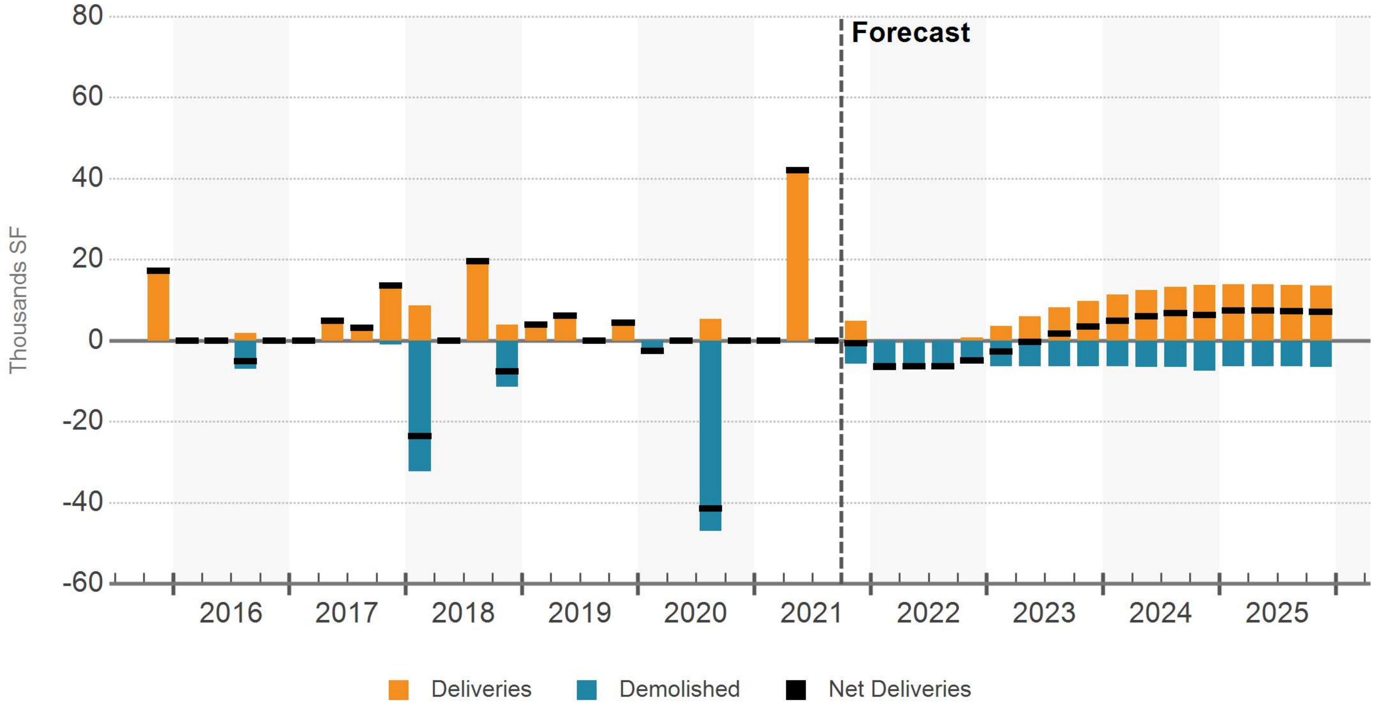
MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET



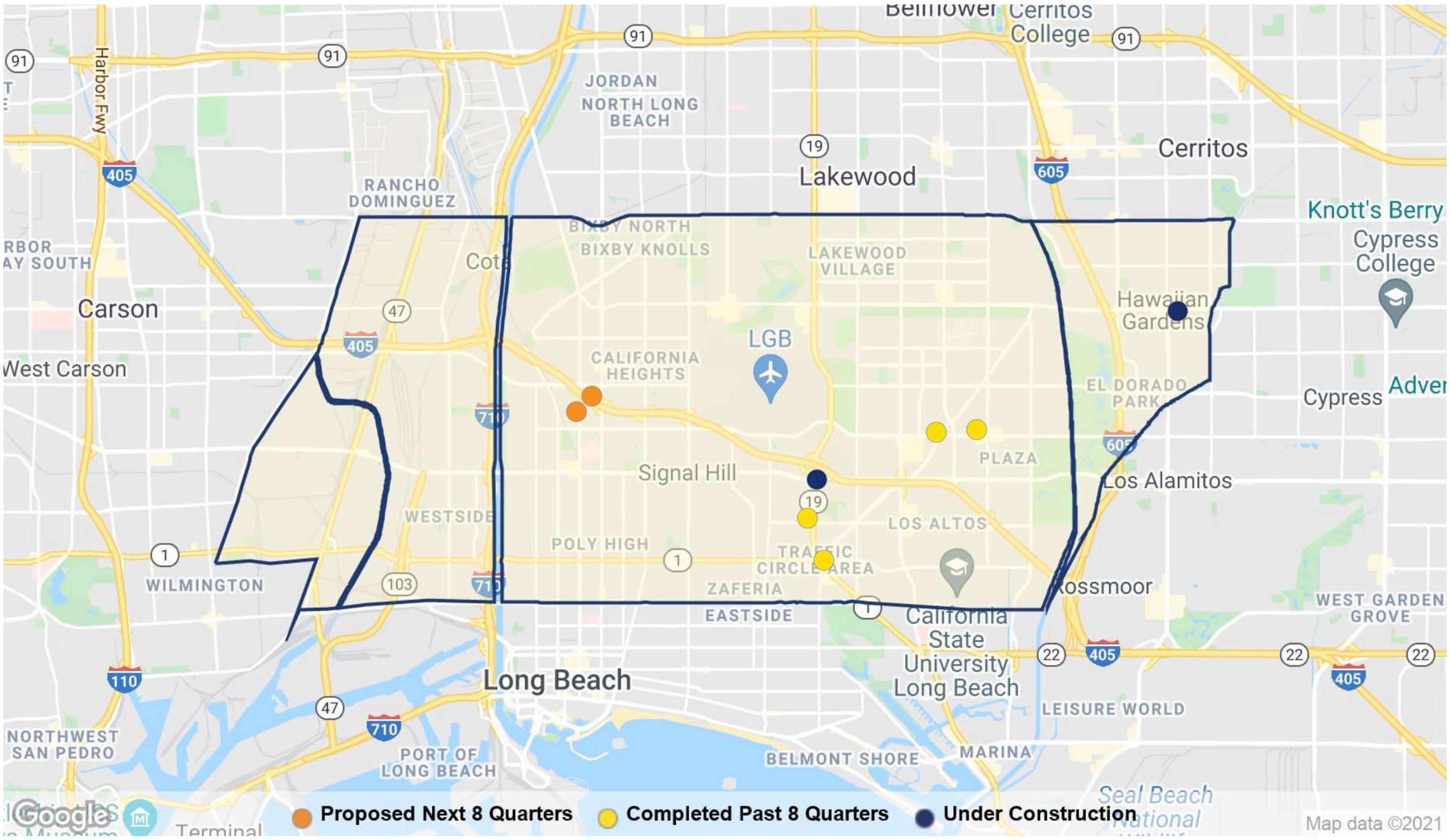
DELIVERIES & DEMOLITIONS



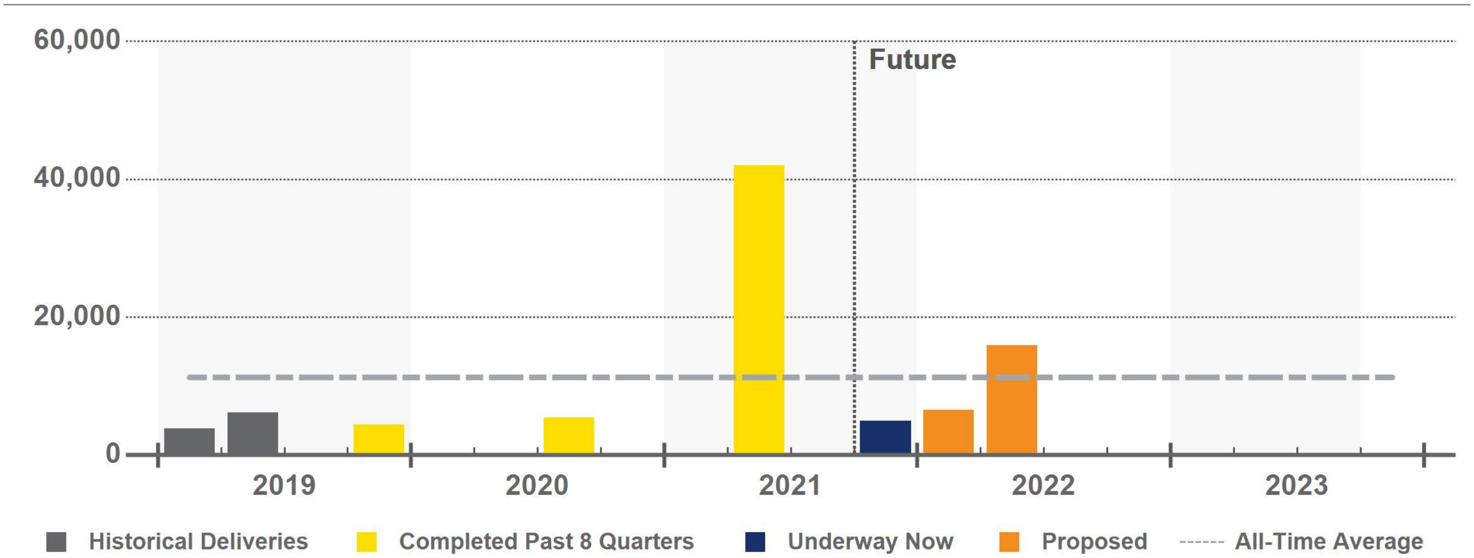
Construction

All-Time Annual Avg. Square Feet	Delivered Square Feet Past 8 Qtrs	Delivered Square Feet Next 8 Qtrs	Proposed Square Feet Next 8 Qtrs
45,160	51,839	4,940	22,463

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET



Construction

RECENT DELIVERIES

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1	6325 E Spring St	★★★★☆	42,000	1	May 2020	Apr 2021	- Stuart Kaplan
2	2229 N Lakewood Blvd	★★★☆☆	3,600	2	Jul 2019	Sep 2020	- Jalal Tabatabeian
3	The Coffee Bean & Tea L… 5865 E Spring St	★★★☆☆	1,839	1	Jan 2019	Jul 2020	- Tadashi D. Nakase
4	Raising Cane's 4500 E Atherton St	★★★★☆	4,400	1	Jan 2019	Oct 2019	- Black Equities Group, LLC

UNDER CONSTRUCTION

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1	12300 E Carson St	★★★☆☆	2,940	1	Aug 2020	Nov 2021	- Golcheh Developments and Inve…
2	2590 N Lakewood Blvd	★★★☆☆	2,000	1	Apr 2020	Nov 2021	- Ara Tchaghlassian

PROPOSED

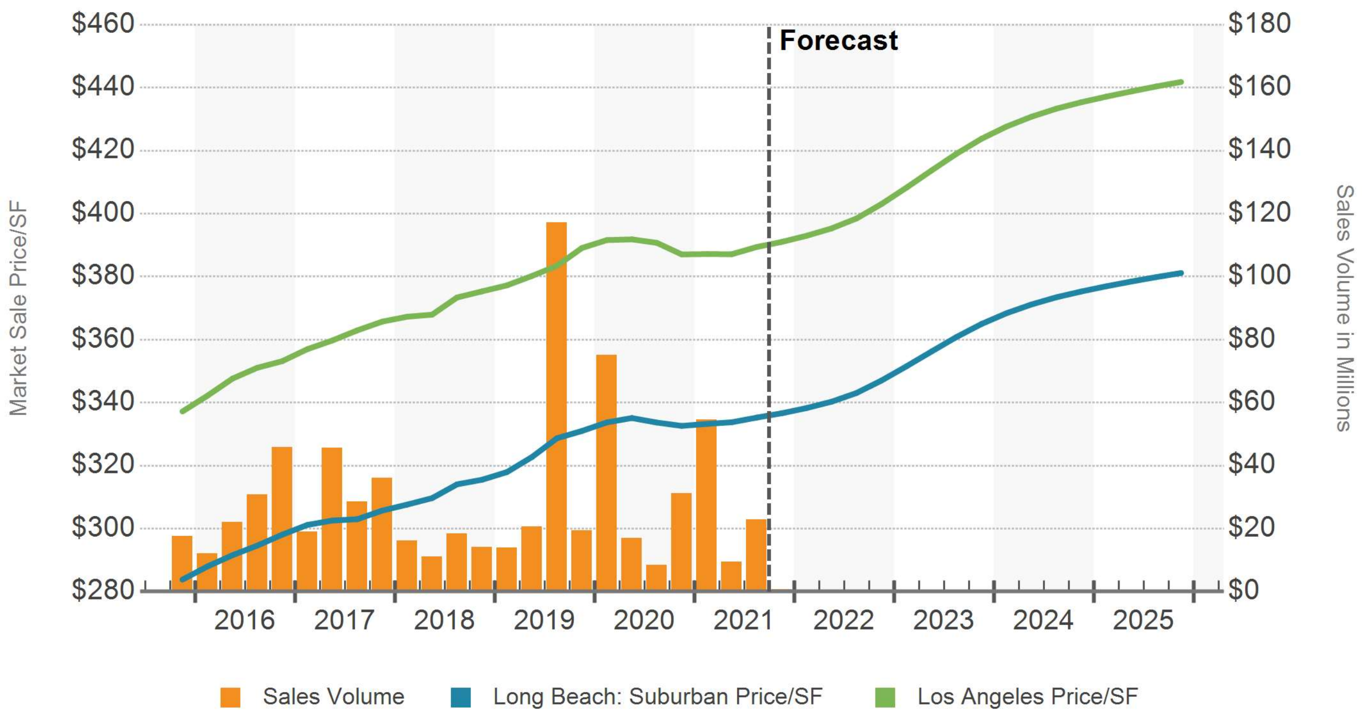
	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1	530 E 33rd St	★★★☆☆	15,963	1	May 2022	May 2022	- John Wallace Russell
2	3115 Long Beach Blvd	★★★★☆	6,500	1	Oct 2021	Jan 2022	- David J Curry Living Trust

Investors have been especially active in the capital markets in Long Beach: Suburban, making it one of the most heavily traded submarkets in the region over the past several years. Annual sales volume has averaged $125 million over the past five years, including a 12-month high of $232 million over that stretch. The recorded transaction volume here reached $116 million in the past year. General retail drove that volume.

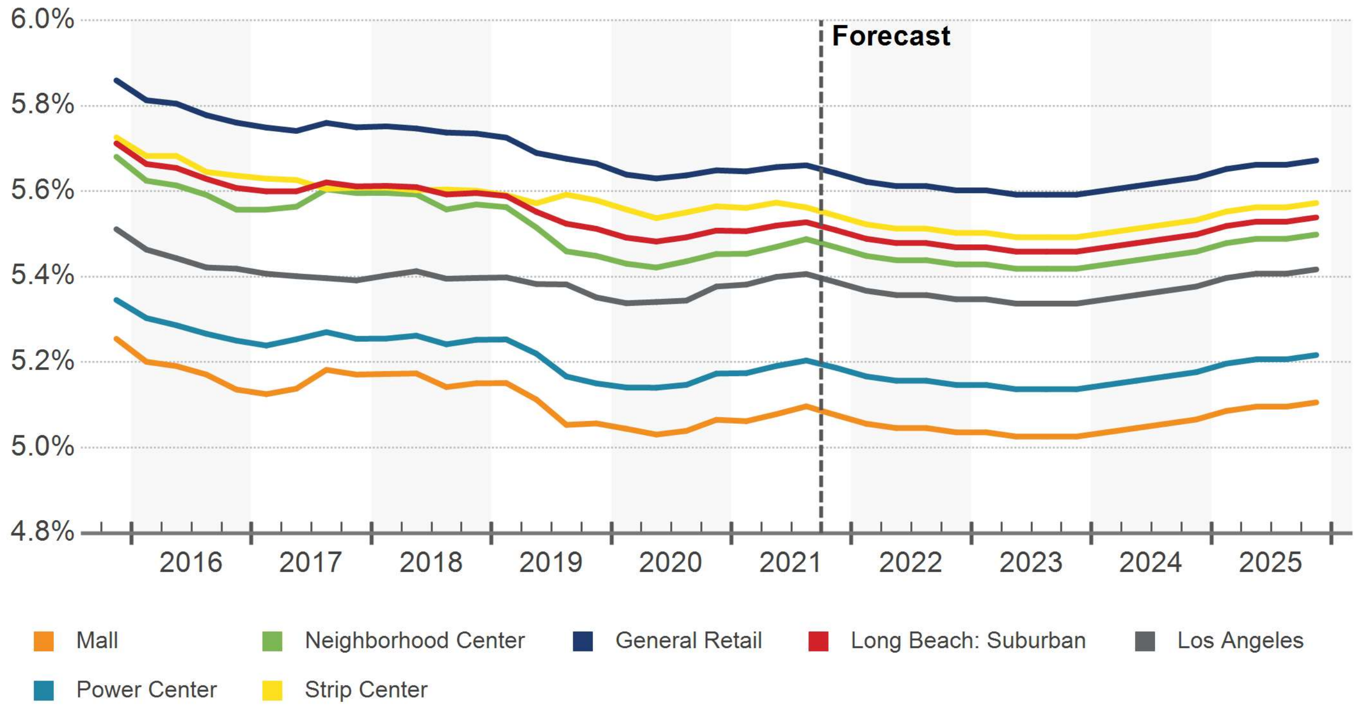
Market pricing, based on the estimated price movement of all properties in the submarket, sat at $335/SF during the fourth quarter of 2021. That market price is largely unchanged since last year, as values have held steady, but the price itself still sits far below the overall average for Los Angeles. Market cap rates are within a few basis points of their year-ago levels, at 5.5%, which is pretty similar to the metro.

There is still uncertainty in the capital markets thanks to the coronavirus pandemic. Although investment volume has held up relatively well, some investors may need to see signs of sustained economic growth before engaging in the submarket.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE

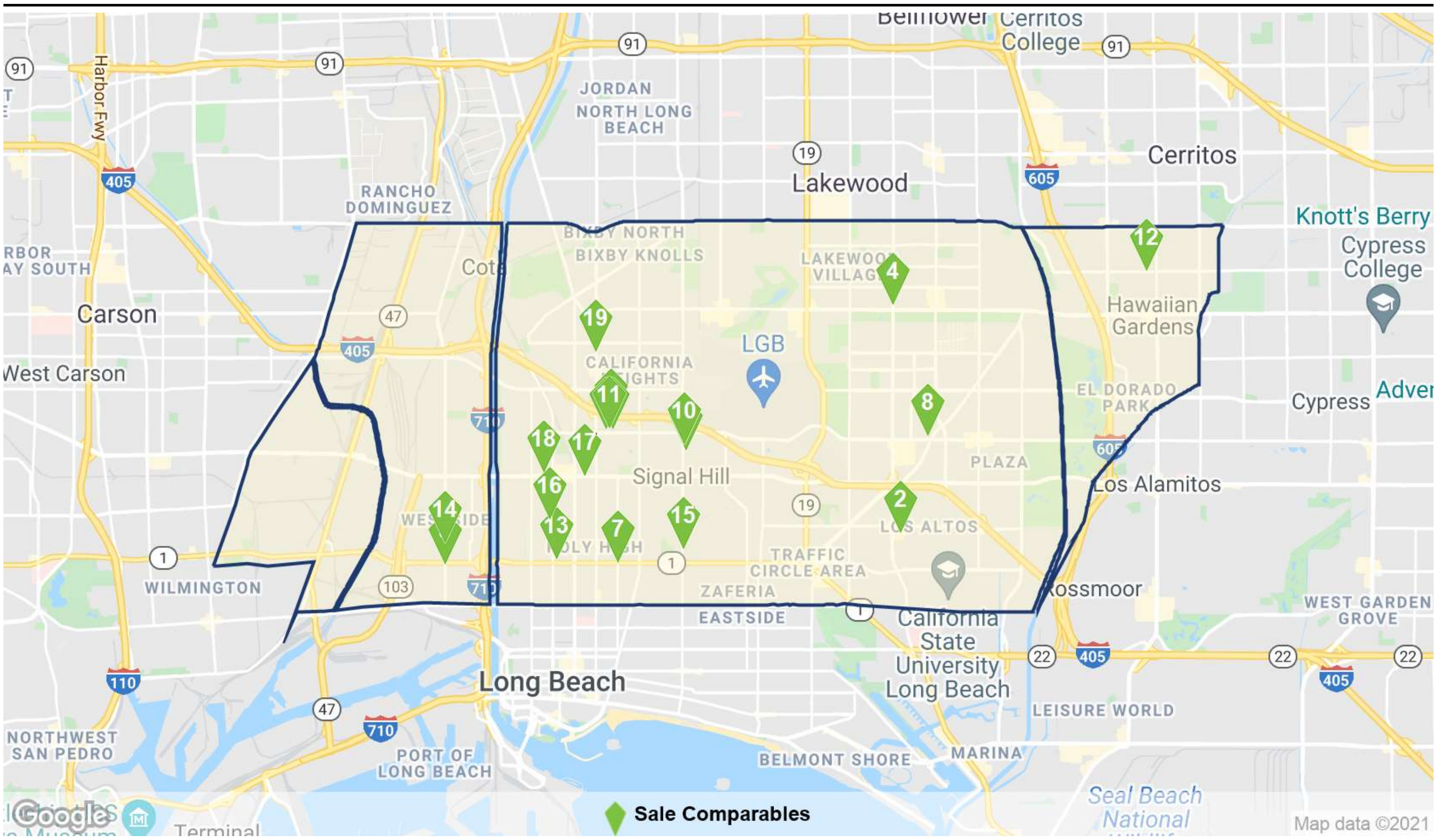


Sales Past 12 Months

Long Beach: Suburban Retail

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
49	5.4%	$190	1.4%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	$350,000	$2,360,551	$1,000,000	$16,000,000
Price/SF	$44	$190	$279	$2,311
Cap Rate	3.9%	5.4%	5.0%	7.3%
Time Since Sale in Months	0.1	6.5	7.1	11.2
Property Attributes	**Low**	**Average**	**Median**	**High**
Building SF	702	13,006	3,750	177,607
Stories	1	1	1	3
Typical Floor SF	675	10,879	3,588	177,607
Vacancy Rate At Sale	0%	1.4%	0%	100%
Year Built	1919	1968	1962	2020
Star Rating	★★☆☆☆	★★☆☆☆ 2.4	★★☆☆☆	★★★★☆

Sales Past 12 Months

RECENT SIGNIFICANT SALES

		Property				Sale			
	Property Name - Address	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1	Ross, Petco, Dollar Tree 3055-3075 California Ave	★★★☆☆	2006	56,460	0%	3/19/2021	$16,000,000	$283	6.1%
2	Sears 2100 N Bellflower Blvd	★★★☆☆	1996	144,000	0%	9/8/2021	$11,700,000	$81	-
3	1670 W Pacific Coast Hwy	★★★☆☆	1999	5,758	0%	12/31/2020	$10,000,000	$1,737	-
4	CVS 5505 E Carson St	★★★☆☆	2009	13,452	0%	11/9/2020	$9,250,000	$688	4.3%
5	2800 Cherry Ave	★★★☆☆	1992	177,607	0%	1/5/2021	$7,900,000	$44	-
6	959-999 E Spring St	★★★☆☆	2015	6,535	0%	1/5/2021	$6,625,000	$1,014	4.9%
7	1002-1030 Pacific Coast…	★★★☆☆	1962	25,148	14.2%	8/27/2021	$4,400,000	$175	5.4%
8	The Coffee Bean & Tea L… 5865 E Spring St	★★★☆☆	2020	1,839	0%	3/5/2021	$4,250,000	$2,311	3.9%
9	Jack In The Box 801 E Spring St	★★★☆☆	2008	2,400	0%	2/5/2021	$3,315,000	$1,381	4.4%
10	2850 Cherry Ave	★★★☆☆	1992	30,867	0%	1/4/2021	$2,750,000	$178	-
10	2850 Cherry Ave	★★★☆☆	1992	30,867	0%	1/4/2021	$2,750,000	$178	-
11	Applebees's 899 E Spring St	★★★☆☆	2013	5,500	0%	3/18/2021	$2,364,000	$430	5.0%
12	12112-12122 Centralia Rd	★★☆☆☆	1963	16,500	0%	12/22/2020	$2,250,000	$136	-
13	101 W Pacific Coast Hwy	★★★☆☆	2006	3,481	0%	5/20/2021	$2,015,000	$579	-
14	7-Eleven 1960 Santa Fe Ave	★★☆☆☆	1945	3,010	0%	2/1/2021	$1,985,000	$659	4.8%
15	2023 E 19th St	★★☆☆☆	1940	1,720	0%	7/14/2021	$1,510,000	$878	-
16	2185-2189 Pacific Ave	★★☆☆☆	1958	6,612	0%	8/21/2021	$1,453,000	$220	6.2%
17	500 E Willow St	★★★☆☆	1988	4,630	0%	12/16/2020	$1,425,000	$308	-
18	311 W Willow St	★★☆☆☆	1971	5,760	0%	6/25/2021	$1,400,000	$243	-
19	3722 Atlantic Ave	★★☆☆☆	1948	3,658	0%	6/30/2021	$1,355,000	$370	-

Supply & Demand Trends

Long Beach: Suburban Retail

OVERALL SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	13,247,505	29,348	0.2%	26,479	0.2%	1.1
2024	13,218,157	24,039	0.2%	34,115	0.3%	0.7
2023	13,194,118	2,256	0%	41,471	0.3%	0.1
2022	13,191,862	(24,199)	-0.2%	14,920	0.1%	-
2021	13,216,061	41,301	0.3%	109,219	0.8%	0.4
YTD	13,216,760	42,000	0.3%	125,750	1.0%	0.3
2020	13,174,760	(43,958)	-0.3%	(75,223)	-0.6%	-
2019	13,218,718	14,467	0.1%	94,093	0.7%	0.2
2018	13,204,251	(11,622)	-0.1%	(41,681)	-0.3%	-
2017	13,215,873	21,591	0.2%	(61,477)	-0.5%	-
2016	13,194,282	(5,096)	0%	(69,167)	-0.5%	-
2015	13,199,378	274,242	2.1%	(133,307)	-1.0%	-
2014	12,925,136	7,756	0.1%	144,003	1.1%	0.1
2013	12,917,380	23,994	0.2%	45,132	0.3%	0.5
2012	12,893,386	(20,674)	-0.2%	(34,911)	-0.3%	-
2011	12,914,060	110,555	0.9%	(49,305)	-0.4%	-
2010	12,803,505	20,104	0.2%	282,783	2.2%	0.1
2009	12,783,401	50,304	0.4%	(148,592)	-1.2%	-

MALLS SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	271,781	2,714	1.0%	3,706	1.4%	0.7
2024	269,067	2,462	0.9%	7,135	2.7%	0.3
2023	266,605	1,111	0.4%	11,985	4.5%	0.1
2022	265,494	(433)	-0.2%	1,724	0.6%	-
2021	265,927	(122)	0%	17,026	6.4%	-
YTD	266,049	0	0%	18,900	7.1%	0
2020	266,049	0	0%	22,628	8.5%	0
2019	266,049	3,867	1.5%	88,417	33.2%	0
2018	262,182	5,200	2.0%	-	-	-
2017	256,982	0	0%	(58,500)	-22.8%	-
2016	256,982	0	0%	-	-	-
2015	256,982	-	-	(197,682)	-76.9%	-
2014	-	-	-	-	-	-
2013	-	-	-	-	-	-
2012	-	-	-	-	-	-
2011	-	-	-	-	-	-
2010	-	-	-	-	-	-
2009	-	-	-	-	-	-

CITY OF LONG BEACH

CoStar™

Supply & Demand Trends

POWER CENTER SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	1,909,077	(2,779)	-0.1%	(2,827)	-0.1%	-
2024	1,911,856	(2,834)	-0.1%	(1,930)	-0.1%	-
2023	1,914,690	(3,162)	-0.2%	(880)	0%	-
2022	1,917,852	(3,558)	-0.2%	593	0%	-
2021	1,921,410	(871)	0%	124,220	6.5%	-
YTD	1,922,281	0	0%	126,963	6.6%	0
2020	1,922,281	0	0%	(121,513)	-6.3%	-
2019	1,922,281	0	0%	(23,967)	-1.2%	-
2018	1,922,281	0	0%	(10,500)	-0.5%	-
2017	1,922,281	0	0%	17,833	0.9%	0
2016	1,922,281	0	0%	(2,500)	-0.1%	-
2015	1,922,281	0	0%	(17,833)	-0.9%	-
2014	1,922,281	0	0%	(2,026)	-0.1%	-
2013	1,922,281	0	0%	18,960	1.0%	0
2012	1,922,281	0	0%	(6,460)	-0.3%	-
2011	1,922,281	0	0%	0	0%	-
2010	1,922,281	0	0%	197,754	10.3%	0
2009	1,922,281	0	0%	(130,128)	-6.8%	-

NEIGHBORHOOD CENTER SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	3,504,184	11,904	0.3%	9,918	0.3%	1.2
2024	3,492,280	10,335	0.3%	13,465	0.4%	0.8
2023	3,481,945	2,780	0.1%	16,004	0.5%	0.2
2022	3,479,165	(6,122)	-0.2%	3,871	0.1%	-
2021	3,485,287	(1,570)	0%	(76,297)	-2.2%	-
YTD	3,486,857	0	0%	(66,282)	-1.9%	-
2020	3,486,857	0	0%	21,073	0.6%	0
2019	3,486,857	0	0%	25,588	0.7%	0
2018	3,486,857	0	0%	5,499	0.2%	0
2017	3,486,857	0	0%	(19,225)	-0.6%	-
2016	3,486,857	0	0%	(55,793)	-1.6%	-
2015	3,486,857	6,535	0.2%	72,205	2.1%	0.1
2014	3,480,322	0	0%	11,406	0.3%	0
2013	3,480,322	5,500	0.2%	(24,528)	-0.7%	-
2012	3,474,822	0	0%	40,932	1.2%	0
2011	3,474,822	105,198	3.1%	58,727	1.7%	1.8
2010	3,369,624	0	0%	(19,933)	-0.6%	-
2009	3,369,624	0	0%	(46,758)	-1.4%	-

Supply & Demand Trends

STRIP CENTER SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	1,326,677	1,448	0.1%	304	0%	4.8
2024	1,325,229	1,150	0.1%	1,029	0.1%	1.1
2023	1,324,079	(490)	0%	2,008	0.2%	-
2022	1,324,569	(2,388)	-0.2%	310	0%	-
2021	1,326,957	(537)	0%	23,191	1.7%	-
YTD	1,327,494	0	0%	24,563	1.9%	0
2020	1,327,494	0	0%	(11,466)	-0.9%	-
2019	1,327,494	0	0%	(10,049)	-0.8%	-
2018	1,327,494	0	0%	17,705	1.3%	0
2017	1,327,494	0	0%	(13,191)	-1.0%	-
2016	1,327,494	0	0%	19,410	1.5%	0
2015	1,327,494	0	0%	14,385	1.1%	0
2014	1,327,494	14,576	1.1%	54,090	4.1%	0.3
2013	1,312,918	18,494	1.4%	5,951	0.5%	3.1
2012	1,294,424	9,939	0.8%	28,961	2.2%	0.3
2011	1,284,485	2,800	0.2%	(39,115)	-3.0%	-
2010	1,281,685	0	0%	17,763	1.4%	0
2009	1,281,685	36,967	3.0%	63,395	4.9%	0.6

GENERAL RETAIL SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	6,235,786	16,061	0.3%	15,378	0.2%	1.0
2024	6,219,725	12,926	0.2%	14,416	0.2%	0.9
2023	6,206,799	2,017	0%	12,354	0.2%	0.2
2022	6,204,782	(11,698)	-0.2%	8,422	0.1%	-
2021	6,216,480	44,401	0.7%	21,079	0.3%	2.1
YTD	6,214,079	42,000	0.7%	21,606	0.3%	1.9
2020	6,172,079	(43,958)	-0.7%	14,055	0.2%	-
2019	6,216,037	10,600	0.2%	14,104	0.2%	0.8
2018	6,205,437	(16,822)	-0.3%	(54,385)	-0.9%	-
2017	6,222,259	21,591	0.3%	11,606	0.2%	1.9
2016	6,200,668	(5,096)	-0.1%	(30,284)	-0.5%	-
2015	6,205,764	10,725	0.2%	(4,382)	-0.1%	-
2014	6,195,039	(6,820)	-0.1%	80,533	1.3%	-
2013	6,201,859	0	0%	44,749	0.7%	0
2012	6,201,859	(30,613)	-0.5%	(98,344)	-1.6%	-
2011	6,232,472	2,557	0%	(68,917)	-1.1%	-
2010	6,229,915	20,104	0.3%	87,199	1.4%	0.2
2009	6,209,811	13,337	0.2%	(35,101)	-0.6%	-

Rent & Vacancy

OVERALL RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$31.94	129	2.1%	12.9%	495,283	3.7%	0%
2024	$31.29	127	3.2%	10.6%	494,994	3.7%	-0.1%
2023	$30.34	123	4.6%	7.2%	506,501	3.8%	-0.3%
2022	$28.99	117	3.1%	2.5%	544,917	4.1%	-0.3%
2021	$28.13	114	0.4%	-0.6%	581,381	4.4%	-0.5%
YTD	$28.10	114	-0.2%	-0.7%	565,146	4.3%	-0.6%
2020	$28.01	113	-1.0%	-1.0%	648,896	4.9%	0.3%
2019	$28.29	115	2.1%	0%	617,631	4.7%	-0.6%
2018	$27.70	112	2.3%	-2.1%	697,257	5.3%	0.2%
2017	$27.07	110	3.5%	-4.3%	674,996	5.1%	0.6%
2016	$26.16	106	3.1%	-7.5%	591,928	4.5%	0.5%
2015	$25.37	103	4.5%	-10.3%	527,857	4.0%	1.1%
2014	$24.28	98	4.2%	-14.2%	377,290	2.9%	-1.1%
2013	$23.30	94	3.3%	-17.6%	513,537	4.0%	-0.2%
2012	$22.57	91	1.3%	-20.2%	534,675	4.1%	0.1%
2011	$22.27	90	-0.9%	-21.3%	520,438	4.0%	1.2%
2010	$22.48	91	-3.7%	-20.6%	360,578	2.8%	-2.1%
2009	$23.34	95	-5.5%	-17.5%	623,257	4.9%	1.5%

MALLS RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$28.95	121	-0.6%	-0.9%	118,356	43.5%	-0.8%
2024	$29.13	122	0.4%	-0.3%	119,366	44.4%	-2.2%
2023	$29.01	122	1.7%	-0.7%	124,063	46.5%	-4.3%
2022	$28.52	120	0%	-2.4%	134,953	50.8%	-0.7%
2021	$28.53	120	-0.2%	-2.3%	137,090	51.6%	-6.4%
YTD	$28.72	120	-0.5%	-1.7%	135,304	50.9%	-7.1%
2020	$28.59	120	-2.1%	-2.1%	154,204	58.0%	-8.5%
2019	$29.21	122	2.4%	0%	176,832	66.5%	-33.2%
2018	$28.51	120	2.7%	-2.4%	261,382	99.7%	0%
2017	$27.75	116	3.9%	-5.0%	256,182	99.7%	22.8%
2016	$26.70	112	3.7%	-8.6%	197,682	76.9%	0%
2015	$25.75	108	5.5%	-11.8%	197,682	76.9%	-
2014	$24.41	102	4.8%	-16.4%	0	-	-
2013	$23.29	98	4.2%	-20.2%	0	-	-
2012	$22.36	94	2.1%	-23.4%	0	-	-
2011	$21.90	92	-0.3%	-25.0%	0	-	-
2010	$21.97	92	-3.6%	-24.8%	0	-	-
2009	$22.78	96	-4.5%	-22.0%	0	-	-

POWER CENTER RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$40.14	136	2.2%	12.4%	31,223	1.6%	0%
2024	$39.28	133	3.3%	10.0%	31,105	1.6%	0%
2023	$38.02	129	4.8%	6.5%	31,942	1.7%	-0.1%
2022	$36.30	123	3.2%	1.6%	34,160	1.8%	-0.2%
2021	$35.18	119	0.6%	-1.5%	38,253	2.0%	-6.5%
YTD	$35.12	119	-0.5%	-1.7%	36,337	1.9%	-6.6%
2020	$34.95	118	-2.1%	-2.1%	163,300	8.5%	6.3%
2019	$35.71	121	2.4%	0%	41,787	2.2%	1.2%
2018	$34.88	118	2.7%	-2.3%	17,820	0.9%	0.5%
2017	$33.96	115	3.9%	-4.9%	7,320	0.4%	-0.9%
2016	$32.71	111	3.7%	-8.4%	25,153	1.3%	0.1%
2015	$31.54	107	5.4%	-11.7%	22,653	1.2%	0.9%
2014	$29.92	101	4.7%	-16.2%	4,820	0.3%	0.1%
2013	$28.58	97	4.0%	-20.0%	2,794	0.1%	-1.0%
2012	$27.49	93	2.0%	-23.0%	21,754	1.1%	0.3%
2011	$26.95	91	-0.3%	-24.5%	15,294	0.8%	0%
2010	$27.03	92	-3.2%	-24.3%	15,294	0.8%	-10.3%
2009	$27.93	95	-5.4%	-21.8%	213,048	11.1%	6.8%

NEIGHBORHOOD CENTER RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$33.15	130	2.0%	12.8%	158,482	4.5%	0%
2024	$32.49	128	3.1%	10.5%	156,787	4.5%	-0.1%
2023	$31.51	124	4.6%	7.2%	160,079	4.6%	-0.4%
2022	$30.13	118	3.0%	2.5%	173,370	5.0%	-0.3%
2021	$29.24	115	0.4%	-0.5%	183,112	5.3%	2.1%
YTD	$29.21	115	-0.2%	-0.6%	174,553	5.0%	1.9%
2020	$29.12	114	-0.9%	-0.9%	108,271	3.1%	-0.6%
2019	$29.39	115	2.0%	0%	129,344	3.7%	-0.7%
2018	$28.82	113	2.4%	-2.0%	154,932	4.4%	-0.2%
2017	$28.13	110	3.6%	-4.3%	160,431	4.6%	0.6%
2016	$27.17	107	3.5%	-7.6%	141,206	4.0%	1.6%
2015	$26.26	103	4.7%	-10.7%	85,413	2.4%	-1.9%
2014	$25.09	98	4.1%	-14.6%	151,083	4.3%	-0.3%
2013	$24.10	95	3.2%	-18.0%	162,489	4.7%	0.9%
2012	$23.36	92	1.4%	-20.5%	132,461	3.8%	-1.2%
2011	$23.03	90	-1.0%	-21.6%	173,393	5.0%	1.2%
2010	$23.27	91	-3.5%	-20.8%	126,922	3.8%	0.6%
2009	$24.12	95	-5.3%	-17.9%	106,989	3.2%	1.4%

STRIP CENTER RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$30.81	123	2.1%	14.2%	38,663	2.9%	0.1%
2024	$30.17	121	3.2%	11.8%	37,820	2.9%	0%
2023	$29.22	117	4.7%	8.3%	37,964	2.9%	-0.2%
2022	$27.91	112	3.1%	3.5%	40,209	3.0%	-0.2%
2021	$27.07	108	0.3%	0.3%	42,598	3.2%	-1.8%
YTD	$27.03	108	0.1%	0.2%	41,730	3.1%	-1.9%
2020	$26.98	108	0.3%	0%	66,293	5.0%	0.9%
2019	$26.89	108	2.3%	-0.3%	54,827	4.1%	0.8%
2018	$26.28	105	2.4%	-2.6%	44,778	3.4%	-1.3%
2017	$25.65	103	2.1%	-4.9%	62,483	4.7%	1.0%
2016	$25.13	101	2.6%	-6.8%	49,292	3.7%	-1.5%
2015	$24.51	98	4.2%	-9.2%	68,702	5.2%	-1.1%
2014	$23.52	94	3.4%	-12.8%	83,087	6.3%	-3.1%
2013	$22.75	91	2.2%	-15.6%	122,601	9.3%	0.8%
2012	$22.27	89	0.8%	-17.4%	110,058	8.5%	-1.5%
2011	$22.10	88	-1.6%	-18.1%	129,080	10.0%	3.2%
2010	$22.46	90	-4.4%	-16.7%	87,165	6.8%	-1.4%
2009	$23.48	94	-6.0%	-13.0%	104,928	8.2%	-2.4%

GENERAL RETAIL RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$29.10	128	2.2%	13.5%	148,559	2.4%	0%
2024	$28.49	125	3.2%	11.1%	149,916	2.4%	0%
2023	$27.59	121	4.7%	7.6%	152,453	2.5%	-0.2%
2022	$26.35	116	3.2%	2.8%	162,225	2.6%	-0.3%
2021	$25.54	112	0.4%	-0.4%	180,328	2.9%	0.4%
YTD	$25.51	112	-0.1%	-0.5%	177,222	2.9%	0.3%
2020	$25.45	112	-0.8%	-0.8%	156,828	2.5%	-0.9%
2019	$25.64	113	2.1%	0%	214,841	3.5%	-0.1%
2018	$25.12	110	2.1%	-2.0%	218,345	3.5%	0.5%
2017	$24.61	108	3.5%	-4.0%	188,580	3.0%	0.2%
2016	$23.77	105	2.7%	-7.3%	178,595	2.9%	0.4%
2015	$23.14	102	4.0%	-9.7%	153,407	2.5%	0.2%
2014	$22.24	98	4.2%	-13.3%	138,300	2.2%	-1.4%
2013	$21.34	94	3.2%	-16.8%	225,653	3.6%	-0.7%
2012	$20.68	91	1.1%	-19.4%	270,402	4.4%	1.1%
2011	$20.44	90	-1.0%	-20.3%	202,671	3.3%	1.1%
2010	$20.65	91	-3.8%	-19.5%	131,197	2.1%	-1.1%
2009	$21.47	94	-5.6%	-16.3%	198,292	3.2%	0.8%

OVERALL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$381.17	184	5.5%
2024	-	-	-	-	-	-	$375.30	181	5.5%
2023	-	-	-	-	-	-	$364.97	176	5.5%
2022	-	-	-	-	-	-	$347.03	167	5.5%
2021	-	-	-	-	-	-	$336.63	162	5.5%
YTD	38	$87.7M	4.1%	$2,306,632	$161.23	5.5%	$335.30	162	5.5%
2020	48	$131.6M	2.5%	$2,741,906	$396.36	5.8%	$332.62	160	5.5%
2019	71	$171.1M	4.0%	$3,111,682	$349.59	6.0%	$331.01	159	5.5%
2018	77	$59.7M	2.5%	$1,357,187	$279.83	5.3%	$315.53	152	5.6%
2017	139	$129.3M	6.8%	$2,228,486	$389.49	5.6%	$305.72	147	5.6%
2016	82	$110.8M	3.4%	$2,014,002	$306.28	5.7%	$298.10	144	5.6%
2015	69	$127.8M	4.1%	$2,661,504	$282.89	5.0%	$283.81	137	5.7%
2014	78	$87.6M	3.3%	$2,085,062	$289.43	6.9%	$256.34	123	6.0%
2013	63	$66.4M	2.6%	$1,443,890	$255.57	7.6%	$223.97	108	6.4%
2012	46	$86.4M	4.1%	$2,469,257	$205.16	6.4%	$212.45	102	6.6%
2011	58	$88.6M	3.5%	$2,953,283	$258.07	6.6%	$192.79	93	6.9%
2010	32	$35.2M	2.2%	$1,529,603	$189.08	7.8%	$181.55	87	7.2%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

POWER CENTER SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$430.05	179	5.2%
2024	-	-	-	-	-	-	$423.05	176	5.2%
2023	-	-	-	-	-	-	$411.02	171	5.1%
2022	-	-	-	-	-	-	$390.35	163	5.1%
2021	-	-	-	-	-	-	$378.09	158	5.2%
YTD	1	$11.7M	7.5%	$11,700,000	$81.25	-	$376.44	157	5.2%
2020	-	-	-	-	-	-	$374.98	156	5.2%
2019	-	-	-	-	-	-	$376.95	157	5.2%
2018	-	-	-	-	-	-	$357.48	149	5.3%
2017	-	-	-	-	-	-	$348.30	145	5.3%
2016	-	-	-	-	-	-	$339.15	141	5.3%
2015	-	-	-	-	-	-	$323.25	135	5.3%
2014	-	-	-	-	-	-	$294.06	123	5.6%
2013	7	$6.5M	0.7%	$928,333	$453.95	-	$258.15	108	6.0%
2012	-	-	-	-	-	-	$245.63	102	6.1%
2011	-	-	-	-	-	-	$224.43	94	6.4%
2010	-	-	-	-	-	-	$211.81	88	6.7%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Sale Trends

NEIGHBORHOOD CENTER SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$355.43	183	5.5%
2024	-	-	-	-	-	-	$350.08	180	5.5%
2023	-	-	-	-	-	-	$340.57	176	5.4%
2022	-	-	-	-	-	-	$323.95	167	5.4%
2021	-	-	-	-	-	-	$314.35	162	5.5%
YTD	4	$28.3M	2.0%	$7,076,000	$399.24	5.1%	$313.13	161	5.5%
2020	9	$36.2M	2.7%	$4,019,556	$387.36	-	$312.27	161	5.5%
2019	5	$94.9M	7.0%	$18,978,200	$388.95	-	$311.48	161	5.4%
2018	1	$3.4M	0.1%	$3,350,000	$787.86	-	$292.63	151	5.6%
2017	17	$22.4M	9.6%	$4,470,000	$385.44	-	$282.57	146	5.6%
2016	1	$29.2M	1.5%	$29,150,000	$560.03	4.6%	$279.29	144	5.6%
2015	10	$52.4M	6.7%	$5,235,050	$223.81	-	$263.64	136	5.7%
2014	3	$20.2M	2.3%	$6,729,380	$257.74	-	$236.27	122	6.0%
2013	1	$1.3M	0%	$1,274,012	$1,608.60	-	$208.42	107	6.4%
2012	11	$56.6M	7.1%	$5,657,500	$300.83	7.0%	$198.24	102	6.5%
2011	13	$72M	8.0%	$6,000,000	$261.80	-	$180.09	93	6.9%
2010	3	$16M	2.3%	$5,348,627	$205.68	-	$169.27	87	7.2%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

STRIP CENTER SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$416.43	180	5.6%
2024	-	-	-	-	-	-	$409.61	177	5.5%
2023	-	-	-	-	-	-	$397.91	172	5.5%
2022	-	-	-	-	-	-	$377.96	163	5.5%
2021	-	-	-	-	-	-	$366.35	158	5.5%
YTD	1	$4.4M	1.9%	$4,400,000	$174.96	5.4%	$364.82	157	5.6%
2020	2	$11M	1.4%	$5,476,500	$590.52	5.1%	$358.93	155	5.6%
2019	6	$8.8M	2.1%	$1,466,487	$322.67	5.5%	$356.18	154	5.6%
2018	6	$13.2M	3.3%	$2,647,664	$344.88	5.6%	$346.55	149	5.6%
2017	17	$22.4M	7.5%	$2,802,250	$401.02	5.6%	$337	145	5.6%
2016	10	$20.7M	4.0%	$2,300,759	$436.71	5.1%	$328.11	141	5.6%
2015	5	$24.6M	3.6%	$6,158,250	$631.50	4.6%	$315.41	136	5.7%
2014	7	$24.5M	5.0%	$3,500,697	$370.92	6.5%	$288.47	124	6.0%
2013	9	$19.2M	8.0%	$3,201,667	$232.97	7.3%	$250.47	108	6.4%
2012	7	$7.6M	2.8%	$1,527,600	$265.60	7.0%	$238.03	103	6.5%
2011	2	$2.5M	0.7%	$1,230,000	$268.59	6.7%	$216.03	93	6.9%
2010	-	-	-	-	-	-	$203.54	88	7.1%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

GENERAL RETAIL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$369.33	188	5.7%
2024	-	-	-	-	-	-	$363.24	185	5.6%
2023	-	-	-	-	-	-	$352.84	180	5.6%
2022	-	-	-	-	-	-	$335.12	171	5.6%
2021	-	-	-	-	-	-	$324.67	165	5.6%
YTD	32	$43.2M	4.9%	$1,351,500	$142.45	5.8%	$323.30	165	5.7%
2020	37	$84.5M	3.6%	$2,283,311	$383.81	6.0%	$319.86	163	5.6%
2019	60	$67.5M	4.2%	$1,533,013	$308.96	6.0%	$316.89	161	5.7%
2018	70	$43.1M	4.6%	$1,134,945	$252.56	5.2%	$303.67	155	5.7%
2017	105	$84.5M	7.5%	$1,877,426	$387.60	5.5%	$293.98	150	5.7%
2016	71	$60.9M	5.6%	$1,353,628	$232.32	6.1%	$284.61	145	5.8%
2015	54	$50.8M	4.1%	$1,493,197	$284.14	5.1%	$271.66	138	5.9%
2014	68	$42.9M	4.6%	$1,339,988	$271.08	6.9%	$244.99	125	6.2%
2013	46	$39.4M	3.4%	$1,232,394	$242.95	7.7%	$212.67	108	6.6%
2012	28	$22.2M	3.8%	$1,110,550	$108.65	5.8%	$200.98	102	6.8%
2011	43	$14.1M	2.6%	$883,655	$239.11	6.5%	$181.75	93	7.2%
2010	29	$19.1M	3.2%	$956,750	$177.10	7.8%	$171.15	87	7.4%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Office Market Report

Los Angeles - CA

PREPARED BY

CITY OF LONG BEACH

Andrew Chang
Program Specialist

CoStar™

OFFICE MARKET REPORT

Overview

Los Angeles Office

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
3M	(6.6M)	13.7%	0%

The Los Angeles office market continues to see conditions deteriorate. Vacancies continue to rise at a rapid clip, and sublease space continues to be at record levels. Rental rates are down from a peak in 20Q1, and while rates have held flat in 2021, concessions and other incentives have been more generous for tenants than prior to the pandemic based on notable leases recently signed.

Pre-pandemic, tech and entertainment firms were key drivers of leasing demand during the past several years. Many tech firms are now facing pains, as blocks of sublease space put on the market last year by this cohort of tenants in Silicon Beach suggests all is not well for the sector. The entertainment industry also supported robust demand, with major studios and the digital upstarts in the midst of a content production arms race. While overall tenant activity will likely be subdued for at least the near term, there is some life in the leasing market as there have been several large leases signed in recent months by some of L.A.'s more dynamic, innovative tenants.

The Los Angeles office market is unique among major markets nationally for the decentralized nature of its office stock. This is a product of the sprawling nature of the metropolis as well as its well-earned reputation for having some of the nation's worst traffic. Companies need to be strategic in where they locate. The most prestigious office locations have long been on the Westside. Addresses in submarkets such as Century City, Beverly Hills, and Brentwood evoke a certain cachet and typically attract more traditional and image-conscious tenants. Heading west from those submarkets takes one to Silicon Beach, Los Angeles' tech epicenter, which includes Santa Monica, Venice, Marina Del Rey, and Playa Vista.

Current office construction levels in L.A. have come down from recent peaks, but activity remains high from a historical perspective. Projects with little preleasing may be hard-pressed to secure tenants in the current leasing environment.

Office sales volume in L.A. in recent quarters has been below activity seen in the years leading up to the pandemic. Some investors have taken a wait-and-see approach since the onset of the pandemic. Average market pricing peaked at the beginning of 2020, and there has been little movement since. Several recent large transactions of higher-quality assets garnered strong pricing and suggest discounts may not become the norm for all office sales in L.A. post-pandemic. Looking ahead, it's uncertain to what extent pricing could be impacted longer term. Some are debating how office tenants will utilize space in the future.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	169,248,612	18.9%	$47.57	23.7%	(175,982)	0	5,748,299
3 Star	155,685,744	12.1%	$39.02	15.1%	(210,818)	0	432,665
1 & 2 Star	105,306,363	7.6%	$33.92	9.5%	(78,779)	0	10,135
Market	430,240,719	13.7%	$41.22	17.2%	(465,579)	0	6,191,099

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	2.1%	10.7%	14.2%	13.7%	2021 Q4	6.8%	2007 Q3
Net Absorption SF	(6.6M)	948,711	13,249	12,910,310	2000 Q1	(9,819,352)	2021 Q1
Deliveries SF	3M	2,366,920	1,814,611	4,462,310	2002 Q3	628,148	1997 Q1
Rent Growth	0%	3.3%	2.5%	14.9%	2007 Q3	-11.0%	2009 Q3
Sales Volume	$4.3B	$5.2B	N/A	$11.5B	2017 Q3	$762.6M	2009 Q4

Leasing

Negative net absorption persists in Los Angeles' office market. Occupancies have not seen this pace of erosion in over a decade. Market vacancy currently stands at 13.7%, the highest level seen in CoStar's data set that goes back to 1996.

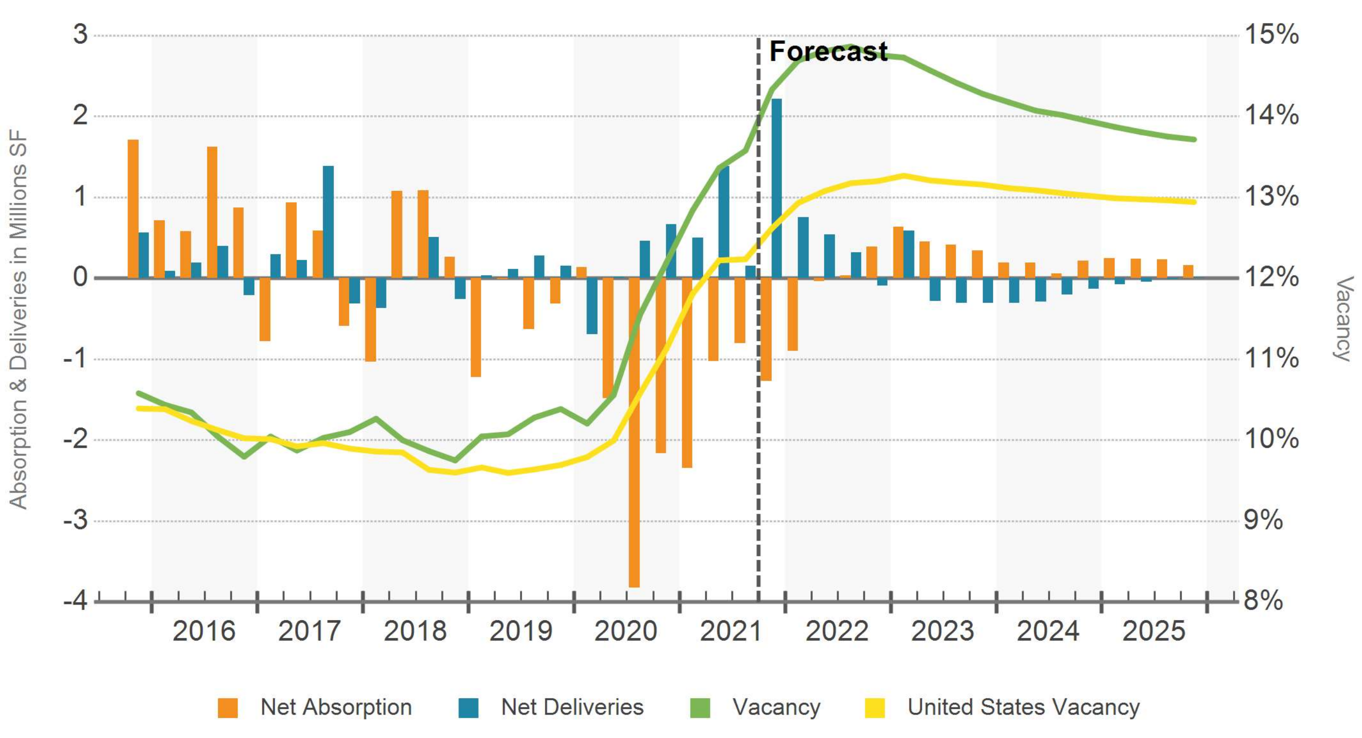
One major concern is the record levels of available sublease space in the market. While it appears levels peaked in 21Q1, the square footage available, 9.7 million SF as of early October, is down only by 450,000 SF and remains at record levels. There is still over 4 million more SF of sublease space than was being marketed before the onset of the pandemic. Availabilities are especially elevated in Westside submarkets.

Although market fundamentals continue to erode, there have been several notable leases recently inked. Deals between WeWork and Alo Yoga in Beverly Hills and WeWork and FabFitFun in West Hollywood stand out. Alo Yoga took 73,000 SF at 9830 Wilshire, and FabFitFun 53,000 SF at the Pacific Design Center, Green Building during 21Q3. The two leases executed with WeWork are prime examples of firms utilizing flex space options during the pandemic. Whether it is to avoid longer-term lease commitments or to secure highly amenitized space to appeal to today's workers, some companies see the value proposition of flex space during uncertain times.

Santa Monica has seen several major deals executed in recent months. In June, streaming giant Hulu renewed and expanded its offices by 90,000 SF, or 35%, at the Colorado Center. Hulu now controls 350,000 SF at the complex, and its lease term now runs through 2028. Also that month, Snap, the parent company of app Snapchat, expanded its footprint by 145,000 SF, or almost 50%, at the Santa Monica Business Park. Snap is the largest tenant in the complex and will now occupy almost 450,000 SF. In April, streaming firm Roku signed a 10-year, 72,000-SF lease at the Colorado Center.

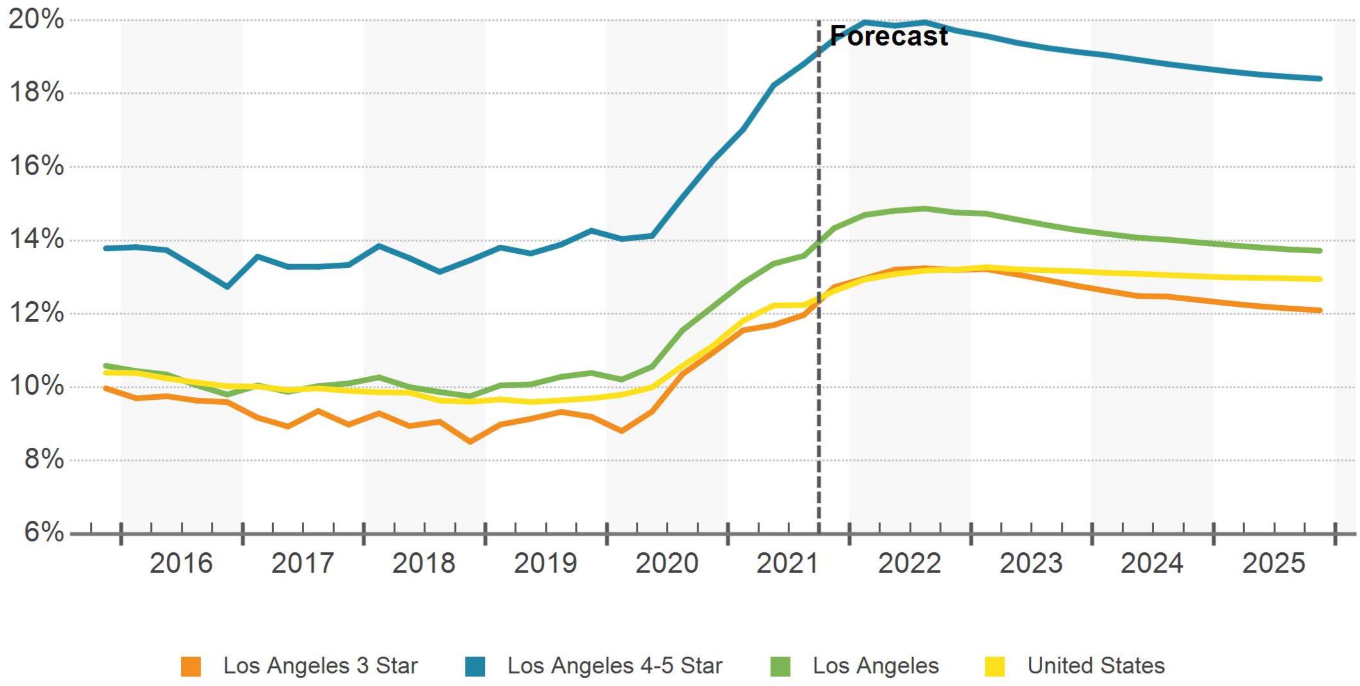
Looking ahead, market vacancy is forecast to continue to expand through next year. Recent leasing activity remains below pre-pandemic levels, and the market does have several million SF that will deliver in the coming quarters that have significant space availabilities.

NET ABSORPTION, NET DELIVERIES & VACANCY

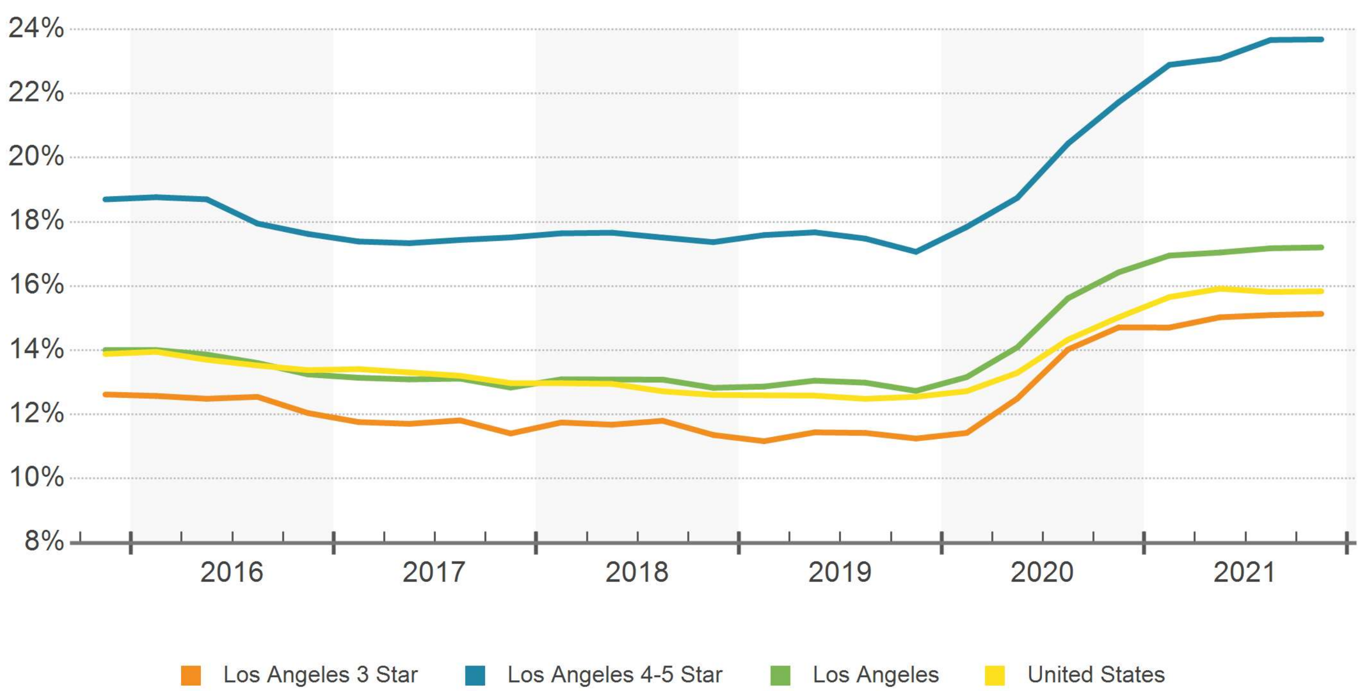


Leasing

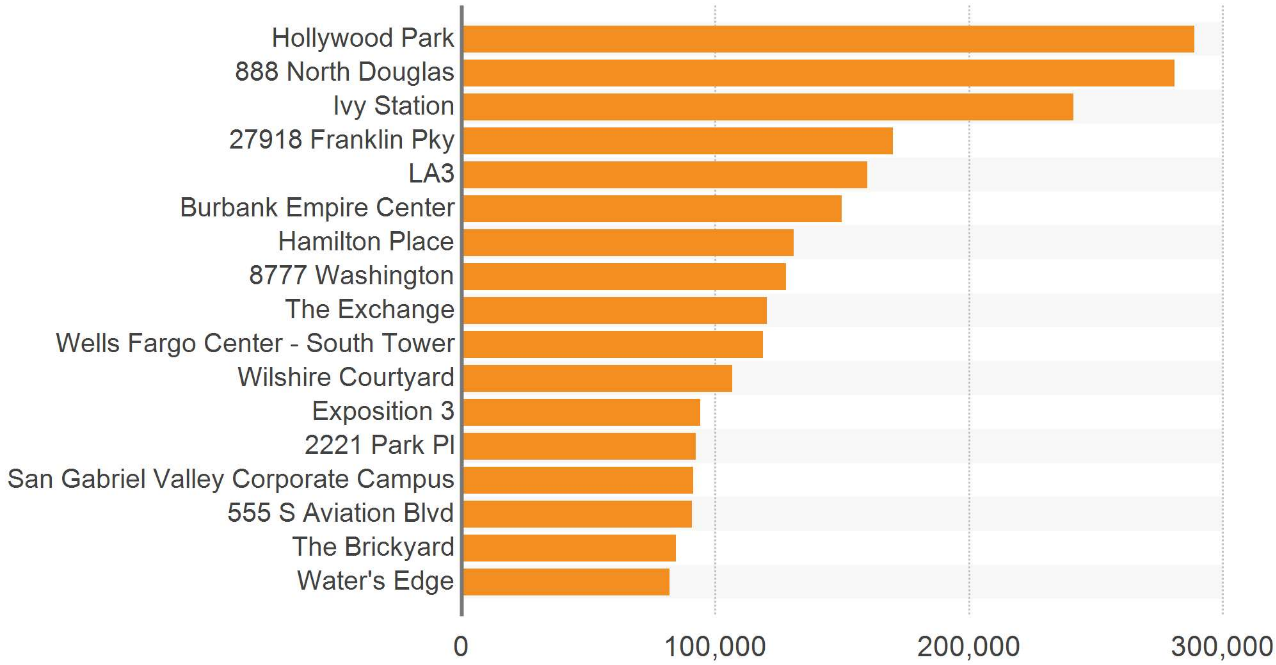
VACANCY RATE



AVAILABILITY RATE



12 MONTH NET ABSORPTION SF IN SELECTED BUILDINGS



Building Name/Address	Submarket	Bldg SF	Vacant SF	Net Absorption SF				
				1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	12 Month
Hollywood Park	Inglewood/South LA	450,872	161,887	0	9	288,976	0	288,985
888 North Douglas	El Segundo	281,110	0	0	281,110	0	0	281,110
Ivy Station	Culver City	241,205	0	0	241,205	0	0	241,205
27918 Franklin Pky	Santa Clarita Valley	170,000	0	0	170,000	0	0	170,000
LA3	Downtown Los Angeles	160,000	0	160,000	0	0	0	160,000
Burbank Empire Center	Burbank	351,300	0	0	0	149,937	0	149,937
Hamilton Place	190th Street Corridor	241,866	12,388	131,006	0	0	0	131,006
8777 Washington	Culver City	128,000	0	128,000	0	0	0	128,000
The Exchange	Downtown Los Angeles	145,000	0	0	0	0	0	120,521
Wells Fargo Center - South Tower	Downtown Los Angeles	1,154,306	7,123	0	(7,123)	0	0	118,899
Wilshire Courtyard	Miracle Mile	462,375	123,094	0	(94,728)	201,452	0	106,724
Exposition 3	Culver City	94,082	0	0	94,082	0	0	94,082
2221 Park Pl	El Segundo	92,373	0	0	0	92,373	0	92,373
San Gabriel Valley Corporate C…	Eastern SGV	287,930	0	91,374	0	0	0	91,374
555 S Aviation Blvd	El Segundo	259,106	80,615	10,869	(173)	0	0	90,856
The Brickyard	Marina Del Rey/Venice	296,737	3,100	0	84,616	0	0	84,616
Water's Edge	Marina Del Rey/Venice	182,955	93,166	0	0	0	0	81,981
Subtotal Primary Competitors		4,999,217	481,373	521,249	768,998	732,738	0	2,431,669
Remaining Los Angeles Market		425,241,502	58,389,798	(2,869,085)	(1,796,831)	(1,532,164)	(465,579)	(9,048,368)
Total Los Angeles Market		430,240,719	58,871,171	(2,347,836)	(1,027,833)	(799,426)	(465,579)	(6,616,699)

TOP OFFICE LEASES PAST 12 MONTHS

Building Name/Address	Submarket	Leased SF	Qtr	Tenant Name	Tenant Rep Company	Leasing Rep Company
Century Park *	Century City	302,911	Q2 21	Creative Artists Agency	Cresa	CBRE
888 North Douglas	El Segundo	281,110	Q1 21	Beyond Meat Inc.	JLL	CBRE;Newmark Knight…
Colorado Center *	Santa Monica	185,787	Q2 21	Hulu	-	LA Realty Partners
400 S Hope St *	Downtown Los Angeles	159,768	Q4 20	O'Melveny & Myers LLP	CBRE	CBRE
Colorado Center *	Santa Monica	158,649	Q2 21	Hulu	-	LA Realty Partners
Shoreline Square Tower *	Long Beach: Downtown	151,238	Q1 21	US Customs & Border Pro…	Cushman & Wakefield	CBRE
Santa Monica Business Park	Santa Monica	145,060	Q2 21	Snap, Inc.	-	CBRE
Apollo at Rosecrans *	El Segundo	137,000	Q3 21	Fabletics, Inc.	Madison Partners	CBRE
Hamilton Place	190th Street Corridor	124,285	Q1 21	County of Los Angeles	-	Newmark Knight Frank
California Plaza *	Downtown Los Angeles	120,000	Q2 21	Skadden	-	JLL
City National Plaza *	Downtown Los Angeles	109,120	Q1 21	Jones Day	-	CommonWealth Partne…
888 North Douglas	El Segundo	107,878	Q2 21	L'Oréal USA	-	CBRE;Newmark Knight…
Pen Factory	Santa Monica	87,822	Q2 21	GoodRx	-	CBRE
5454 Beethoven St	Marina Del Rey/Venice	87,526	Q3 21	Activision Publishing, Inc.	Savills	CBRE
Pasadena Business Center	Pasadena	83,083	Q2 21	Xencor	JLL	CBRE
The Brick and The Machine	Culver City	82,553	Q3 21	Apple, Inc.	-	CBRE
The Reserve *	Marina Del Rey/Venice	79,461	Q2 21	Sony Pictures Entertainment	-	JLL
9830 Wilshire Blvd	Beverly Hills	73,000	Q3 21	Alo LLC	-	WeWork
Colorado Center	Santa Monica	72,019	Q2 21	Roku, Inc.	Colliers International	LA Realty Partners
Sunset Las Palmas Studios	Hollywood	70,285	Q1 21	Company 3	Newmark	CBRE
555 S Aviation Blvd	El Segundo	65,442	Q1 21	Belkin International	CBRE	Tishman Speyer
The Platform	Culver City	60,875	Q3 21	Technicolor	-	Cresa
Santa Monica Business Park	Santa Monica	60,656	Q4 20	Snap, Inc	-	CBRE
The Platform	Culver City	60,000	Q2 21	Scopely	CBRE	Runyon Group
Del Rey	Marina Del Rey/Venice	58,034	Q4 20	Electronic Arts, Inc.	-	CBRE
1360 E 6th St	Downtown Los Angeles	57,000	Q1 21	DC Stages and Sets	-	CBRE
Pacific Design Center	West Hollywood	53,427	Q3 21	FabFitFun	CBRE	Cushman & Wakefield
Conjunctive Points	Culver City	52,065	Q3 21	-	-	First Property Realty C…
Playa Jefferson *	Marina Del Rey/Venice	49,187	Q1 21	Facebook	-	-
Atria West	Westwood	48,151	Q3 21	Agency for the Performing…	JLL	Cushman & Wakefield
Headquarters Bldg *	Western SGV	47,852	Q4 20	Xencor	-	-
The Plant *	East San Ferndo Vlly	47,165	Q2 21	Lenny & Larry's Inc	-	NAI Capital
Pasadena Business Center	Pasadena	46,640	Q2 21	Xencor	JLL	CBRE
ROW DTLA / 767 S Alameda	Downtown Los Angeles	46,589	Q4 20	Ghost Management Group	-	-
8501 Washington Blvd	Culver City	44,899	Q3 21	Anonymous Content	-	Industry Partners
Century Park	Century City	42,876	Q3 21	Kayne Anderson Rudnick	JLL	Savills
Pasadena Tech Center *	Pasadena	42,757	Q4 20	Cogent Communications	Avison Young	CBRE
Continental Grand *	El Segundo	42,714	Q2 21	Regus	-	JLL
Media Studios	Burbank	40,675	Q2 21	-	-	CBRE
City National Plaza	Downtown Los Angeles	40,140	Q2 21	Clark Hill	-	CommonWealth Partne…

Renewal

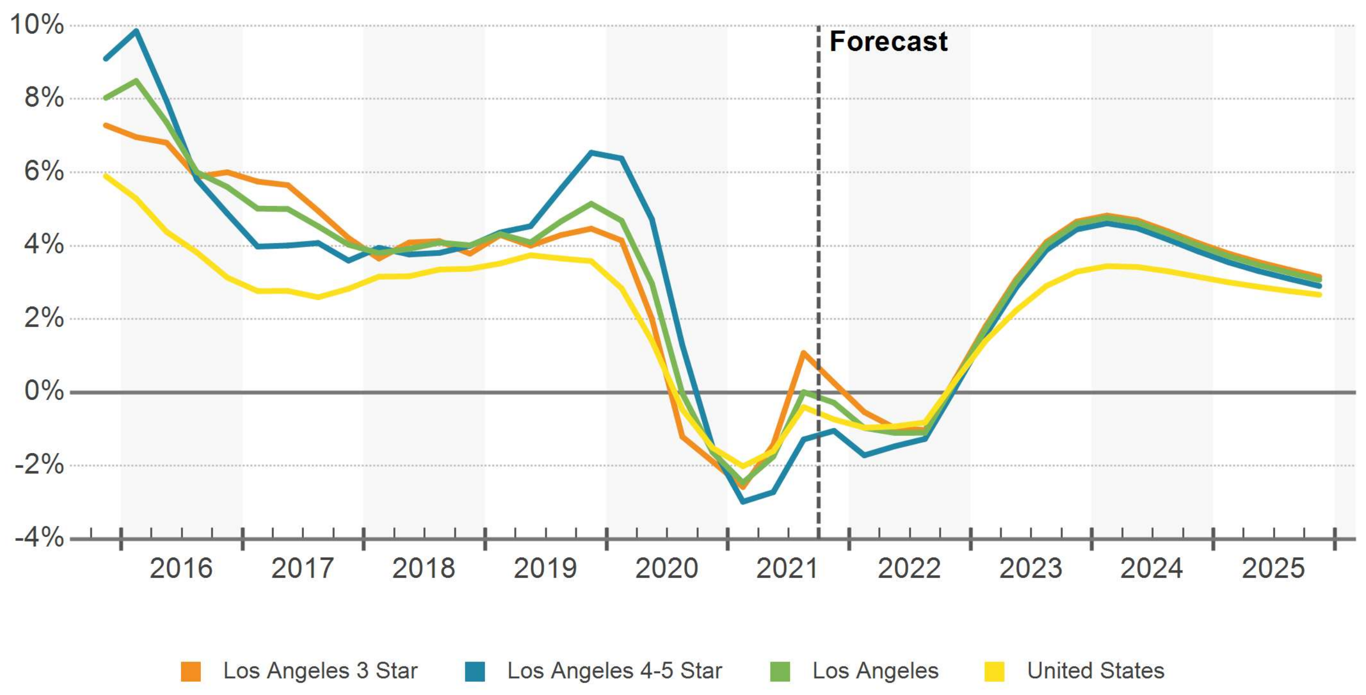
2021 has seen office asking rates in the L.A. metro hold by and large flat. Landlords are budging little on asking rates, which demonstrates relative confidence that better tenant demand will soon resurface. However, based on several recent notable leases, concessions and other lease terms have become more generous for tenants than prior to the pandemic.

Average office asking rates in Los Angeles stand at $41.00/SF. Rents in the metro declined modestly last year. The L.A. office market saw rents increase by 50% from 2011 through early 2020. L.A. outpaced the nation during this time, which saw cumulative gains under 40%. Rent growth in L.A. got as high as 8.5% in early 2016 and witnessed annual gains above inflation through 2019.

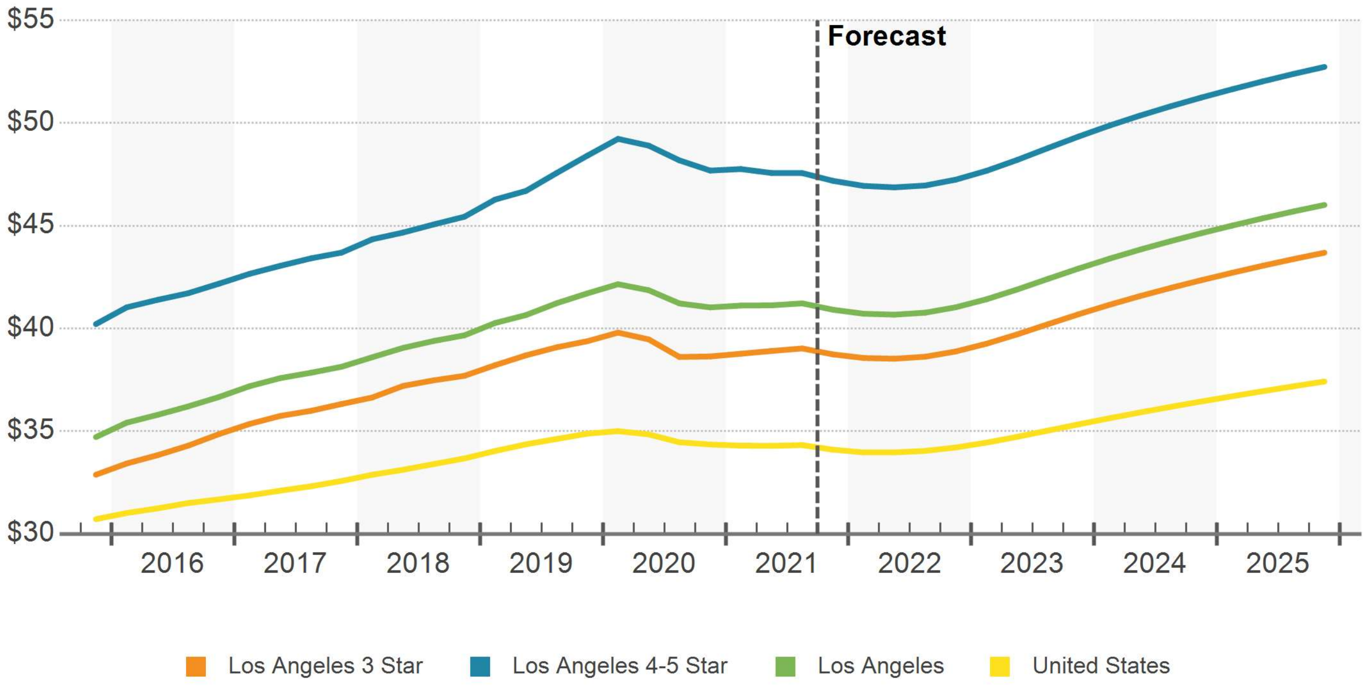
Most submarkets on the Westside, including Brentwood, the Olympic Corridor, and Santa Monica, have been more adversely impacted since the onset of the pandemic. Contributing factors leading to relative underperformance are likely that these locations have some of the more expensive office space in the L.A. metro and have seen sublease space rise considerably since the onset of the pandemic. Conversely, submarkets that offer relative value, like Torrance and Miracle Mile, have fared better during this period.

Given the current weak leasing environment and still record levels of available sublease space, which is typically offered at a discount, in L.A., it will be difficult for landlords to significantly push rental rates for at least the near term.

MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET



4 & 5 STAR EXPENSES PER SF (ANNUAL)

Market / Cluster	Utilities	Cleaning	Insurance	Taxes	Other	Total
Los Angeles	$0.82	$1.64	$1.16	$5.20	$7.78	$16.60
Antelope Valley	$0.60	$1.28	$0.88	$3.03	$5.42	$11.21
Burbank/Glendale/Pasadena	$1.08	$1.67	$1.12	$4.96	$5.90	$14.73
Downtown Los Angeles	$1.03	$1.94	$0.74	$4.56	$12.52	$20.79
Mid-Cities	$0.70	$1.06	$0.57	$3.34	$6.47	$12.14
Mid-Wilshire	$0.66	$1.74	$1.03	$5.19	$8.50	$17.12
San Fernando Valley	$0.77	$1.46	$1.04	$4.46	$6.11	$13.84
San Gabriel Valley	$0.86	$1.73	$0.99	$3.87	$5.15	$12.60
Santa Clarita Valley	$0.80	$1.42	$0.84	$4.30	$4.51	$11.87
South Bay	$0.66	$1.38	$0.95	$5.42	$6.58	$14.99
Southeast Los Angeles	$0.76	$1.87	$1.01	$2.86	$6.12	$12.62
West Los Angeles	$0.79	$1.72	$1.66	$6.26	$8.64	$19.07

Expenses are estimated using NCREIF, Trepp, IREM, and CoStar data using the narrowest possible geographical definition from Zip Code to region.

3 STAR EXPENSES PER SF (ANNUAL)

Market / Cluster	Utilities	Cleaning	Insurance	Taxes	Other	Total
Los Angeles	$0.69	$1.35	$0.61	$4.23	$4.29	$11.17
Antelope Valley	$0.55	$0.94	$0.72	$3	$3	$8.21
Burbank/Glendale/Pasadena	$0.75	$1.47	$0.57	$3.69	$4.47	$10.95
Downtown Los Angeles	$0.96	$1.84	$0.61	$2.78	$8.28	$14.47
Mid-Cities	$0.56	$0.82	$0.43	$3.64	$3.07	$8.52
Mid-Wilshire	$0.63	$1.62	$0.69	$4.37	$4.71	$12.02
NE LA County Outlying	$0.69	$1.34	$0.67	$1.42	$4.58	$8.70
NW LA County Outlying	$0.57	$1	$0.75	$3.14	$3.15	$8.61
San Fernando Valley	$0.65	$1.10	$0.79	$3.73	$3.71	$9.98
San Gabriel Valley	$0.79	$1.65	$0.58	$3.79	$2.72	$9.53
Santa Clarita Valley	$0.63	$0.82	$0.52	$4.24	$2.32	$8.53
South Bay	$0.60	$1.24	$0.39	$4.11	$4.42	$10.76
Southeast Los Angeles	$0.67	$1.58	$0.44	$3.33	$3.58	$9.60
West Los Angeles	$0.71	$1.32	$0.72	$6.12	$5.51	$14.38

Expenses are estimated using NCREIF, Trepp, IREM, and CoStar data using the narrowest possible geographical definition from Zip Code to region.

1 & 2 STAR EXPENSES PER SF (ANNUAL)

Market / Cluster	Utilities	Cleaning	Insurance	Taxes	Other	Total
Los Angeles	$0.62	$1.03	$0.42	$3.87	$2.36	$8.30
Antelope Valley	$0.54	$0.75	$0.18	$2.54	$2.56	$6.57
Burbank/Glendale/Pasadena	$0.71	$1.24	$0.49	$3.68	$2.16	$8.28
Downtown Los Angeles	$0.57	$0.81	$0.39	$2.84	$5.86	$10.47
East LA County Outlying	$0.70	$1.16	$0.45	$1.58	$2.04	$5.93
Mid-Cities	$0.52	$0.73	$0.29	$3.11	$2.94	$7.59
Mid-Wilshire	$0.57	$1.25	$0.56	$4.50	$2.73	$9.61
NE LA County Outlying	$0.76	$1.30	$0.53	$1.02	$1.87	$5.48
San Fernando Valley	$0.57	$0.89	$0.43	$3.69	$1.61	$7.19
San Gabriel Valley	$0.73	$1.15	$0.44	$3.52	$1.78	$7.62
Santa Clarita Valley	$0.63	$0.74	$0.35	$4.73	$2.22	$8.67
South Bay	$0.57	$0.86	$0.19	$3.59	$2.16	$7.37
Southeast Los Angeles	$0.60	$0.73	$0.21	$2.76	$2.90	$7.20
West Los Angeles	$0.60	$1.15	$0.57	$5.19	$2.77	$10.28

Expenses are estimated using NCREIF, Trepp, IREM, and CoStar data using the narrowest possible geographical definition from Zip Code to region.

Looking at recent deliveries, in Inglewood, the 450,000-SF NFL Media Building recently delivered in 21Q2. NFL inked a deal for half the space in the building in early 2018 and announced that it would move its headquarters from Culver City. Developers of the NFL Media Building, Wilson Meany, still need to lease almost 50% of the building to reach full occupancy. The building is a pioneering location for top-tier office product in L.A. and has yet to become a proven location in terms of seeing sustained leasing from higher-profile tenants.

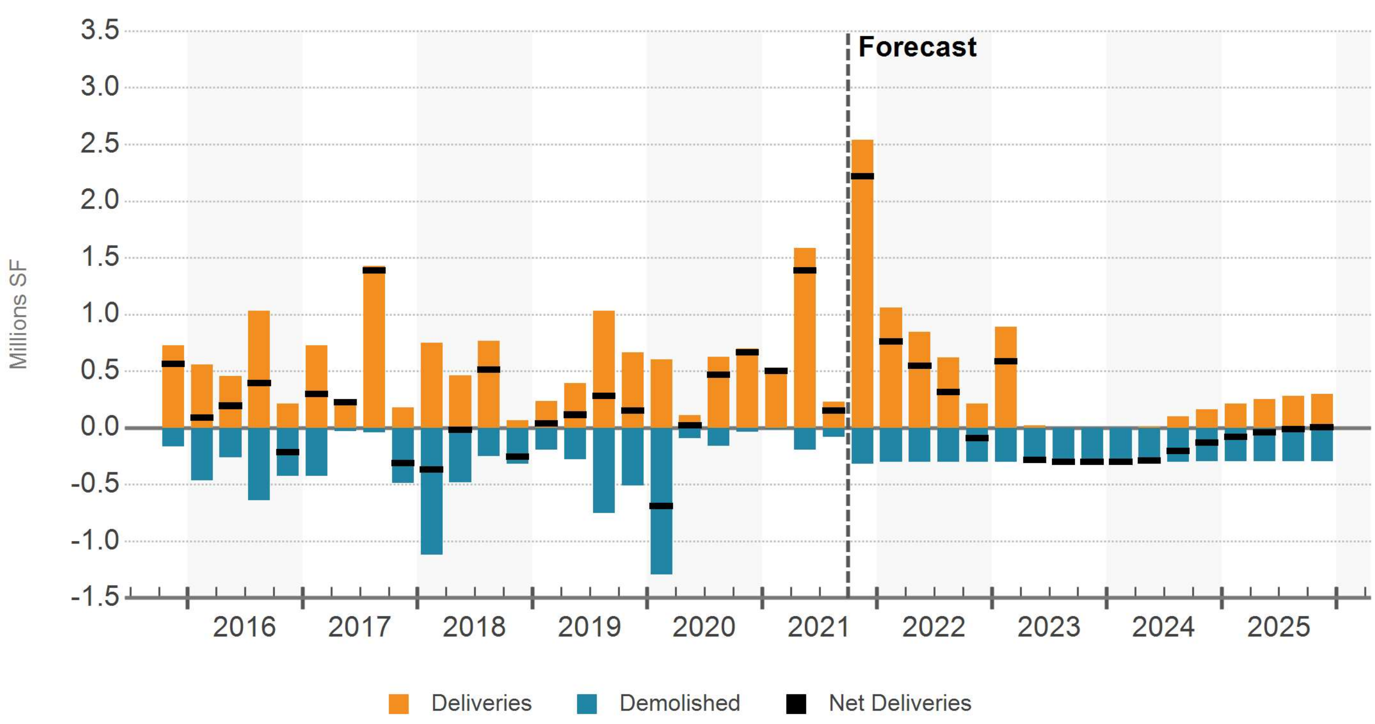
Also that quarter, 280,000 SF of Hackman Capital Partners' 888 North Douglas campus redevelopment in El Segundo delivered. Beyond Meat occupies this portion of the 30-acre complex that was once home to Northrop Grumman. There is another 108,000 SF under construction in the campus that's fully preleased by L'Oreal that will soon deliver.

There is 6.2 million SF of office space under construction in Greater Los Angeles, down from a recent high of over 8 million SF in 20Q3 but still elevated relative to activity during the past two decades. Burbank and West Los Angeles stand out for having some of the largest projects underway.

In Burbank, in 2019, Warner Brothers announced it would be moving into a new $1 billion, Frank Gehry-designed headquarters on the Burbank Studios lot. Work commenced in early 2020 on the firm's 800,000-SF two-tower campus. Work is expected to wrap up in 2023. Once completed, Warner Brothers will purchase the campus.

West Los Angeles had seen little in the way of new office stock during the past 20 years. However, the lull in construction changed dramatically with the renovation of the former Westside Pavilion Mall into creative office space. In early 2019, Google announced that it would take almost 600,000 SF in the project. Hackman Capital Partners commenced work on the conversion toward the end of 2019, and completion is anticipated for 2022. Additionally, the former Macy's department store at the site is under renovation and, when completed, will add 230,000 SF of office space. Completion is expected in the coming months.

DELIVERIES & DEMOLITIONS



SUBMARKET CONSTRUCTION

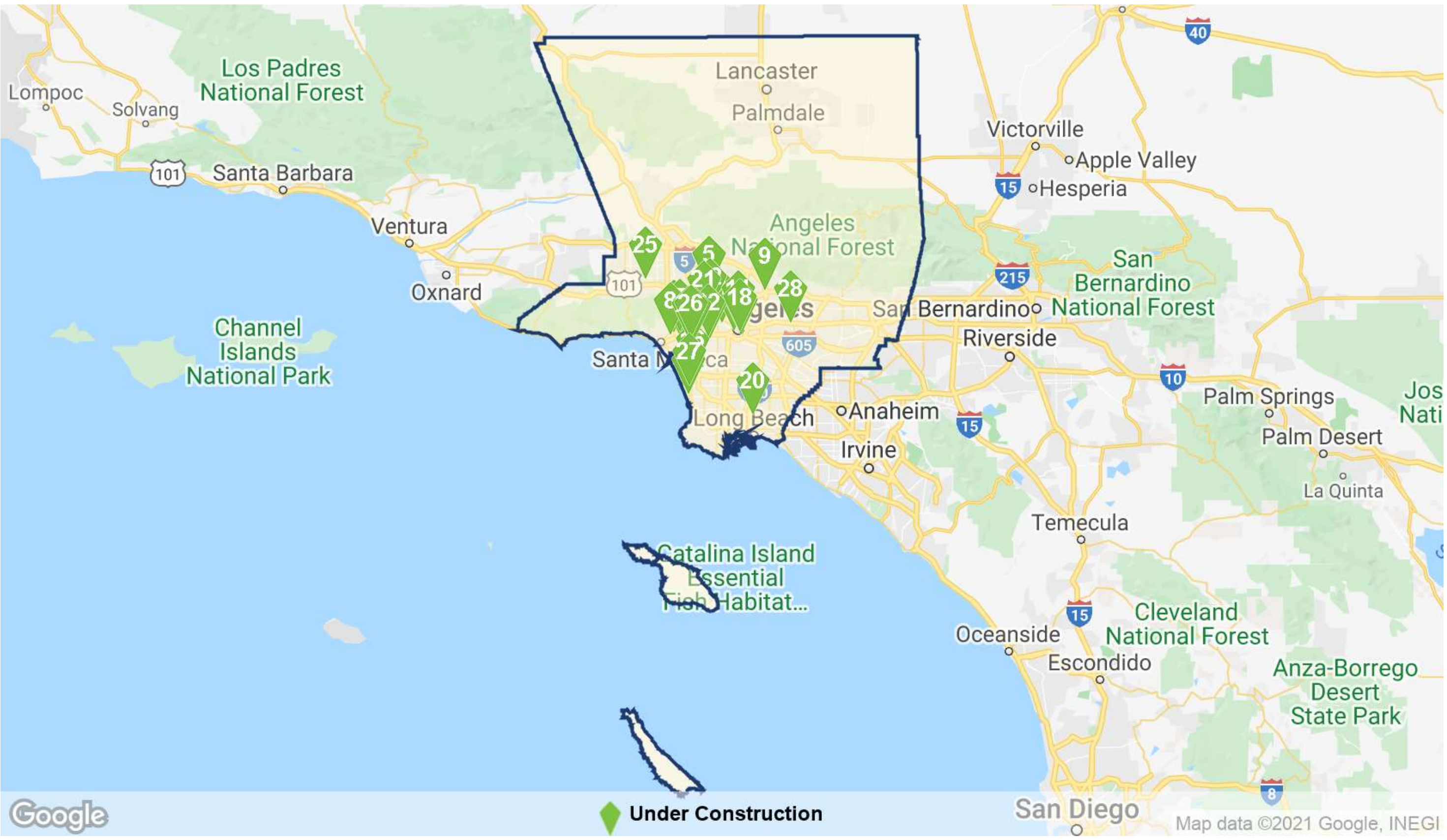
		Under Construction Inventory					Average Building Size		
No.	Submarket	Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	Burbank	15	1,038	800	77.1%	4	23,286	69,175	9
2	West Los Angeles	2	813	584	71.8%	5	10,086	406,604	2
3	Olympic Corridor	3	811	23	2.9%	8	29,857	270,404	3
4	Culver City	10	690	220	31.9%	7	19,671	69,025	10
5	Downtown Los Angeles	4	483	262	54.3%	6	152,151	120,750	5
6	Koreatown	1	468	468	100%	1	39,700	468,000	1
7	Hollywood	3	359	359	100%	1	26,004	119,604	6
8	Marina Del Rey/Venice	2	319	4	1.2%	9	22,565	159,425	4
9	Pasadena	2	220	2	1.0%	10	20,190	110,099	7
10	El Segundo	2	174	141	81.0%	3	68,780	86,939	8
	All Other	22	816	584	71.6%		19,556	37,094	
	Totals	66	6,191	3,448	55.7%		24,519	93,805	

Under Construction Properties

Los Angeles Office

Properties	Square Feet	Percent of Inventory	Preleased
66	6,191,099	1.4%	55.7%

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1	One Westside 10800-10900 W Pico Blvd	★★★★★	584,000	5	Nov 2019	Apr 2022	Hudson Pacific Properties, Inc. The Macerich Company
2	LUMEN West LA 11355-11377 W Olympic…	★★★★★	553,475	10	Feb 2020	Jan 2022	McCarthy Cook & Co. Northwood Investors LLC
3	LA County Department… 510-550 S Vermont Ave	★★★★☆	468,000	20	Oct 2018	Nov 2021	Trammell Crow Company County of Los Angeles
4	Second Century Expansi… 3000 W Alameda Ave	★★★★☆	445,000	9	Sep 2020	Jan 2023	Worthe Real Estate Group Worthe Real Estate Group
5	Second Century Expansi… 3000 W Alameda Ave	★★★★☆	355,000	7	Sep 2020	Jan 2023	Worthe Real Estate Group Worthe Real Estate Group
6	Entrada 6181 Centinela Ave	★★★★★	315,000	6	Nov 2019	Nov 2021	Lincoln Property Company Lincoln Property Company
7	West End 10730 W Pico Blvd	★★★★☆	229,208	3	Jan 2019	Nov 2021	Goldstein Planting Investments Goldstein Planting Investments

UNDER CONSTRUCTION

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
8	West Edge 12101 W Olympic Blvd	★★★★☆	223,062	8	Jul 2020	Aug 2022	Hines Hines
9	10 West 10 W Walnut St	★★★★☆	217,976	5	Jun 2019	Nov 2021	Lincoln Property Company Lincoln Property Company
10	Academy South 1355 Vine St	★★★★☆	183,129	5	Jan 2018	Nov 2021	Kilroy Realty Corporation Kilroy Realty Corporation
11	(W)rapper 5790 W Jefferson Blvd	★★★★★	180,550	16	Sep 2018	Jun 2022	- Samitaur Constructs
12	Academy North 1375 Vine St	★★★★☆	159,236	6	Jan 2018	Nov 2021	Kilroy Realty Corporation Kilroy Realty Corporation
13	7Main 700 S Main St	★★★☆☆	138,000	4	Apr 2019	Nov 2021	Urban Offerings GEM Realty Capital, Inc.
14	843 N Spring St	★★★★☆	127,000	5	Feb 2021	Aug 2022	Redcar Properties LTD Redcar Properties LTD
15	2130 Violet St	★★★★☆	113,000	10	Oct 2019	Jan 2022	Lowe Enterprises, Inc. The Related Companies
16	888 N Douglas St	★★★★☆	107,878	1	Jun 2019	Jan 2022	Hackman Capital Partners Hackman Capital Partners
17	3609 S 10th Ave	★★★★☆	107,199	3	Aug 2021	Sep 2022	- The Luzzatto Company
18	520 Mateo St	★★★★☆	105,000	6	Jan 2020	Nov 2022	Carmel Partners Carmel Partners
19	2901 Pacific Coast Hwy	★★★☆☆	100,000	2	May 2021	May 2022	- -
20	Laserfiche 3443 Long Beach Blvd	★★★★☆	100,000	4	Oct 2020	Nov 2021	Urbana Development Laserfiche®
21	Courtyard at The Lot 1041 N Formosa Ave	★★★★☆	97,742	6	Mar 2018	Nov 2021	- CIM Group, LP
22	2922 Crenshaw Blvd	★★★★☆	89,056	3	Apr 2021	Dec 2022	- CIM Group, LP
23	The Brick and The Machi... 9735 Washington Blvd	★★★★☆	82,553	4	Jan 2020	Jan 2022	Clarett West Development DLJ Real Estate Capital Partners
24	5950 W Jefferson Blvd	★★★★☆	80,300	4	Mar 2021	Apr 2022	- Richard Hirsch
25	Building 6 18422 Oxnard St	★★★★☆	77,591	3	Jun 2019	Nov 2021	Alvarez & Marsal Holdings, LLC Alvarez & Marsal Holdings, LLC
26	The Platform - Phase III 8888 Washington Blvd	★★★★☆	67,837	4	Jun 2018	Dec 2021	Runyon Group Runyon Group
27	3200 N Sepulveda Blvd	★★★★☆	66,000	2	Sep 2019	Nov 2021	DWS DWS
28	Garvey Media Center 9133 Garvey Ave	★★★★☆	62,000	5	Apr 2016	Dec 2021	Asia-Pacific California Inc Asia-Pacific California Inc

Office transaction volume in Los Angeles during the past 12 months, $4.2 billion, was well below the market's 10-year annual average of $7.2 billion. The pandemic has had an impact on office sales activity. However, despite slow activity and questions around the future of the office sector, recent sales show some investors are still willing to make significant bets in the sector.

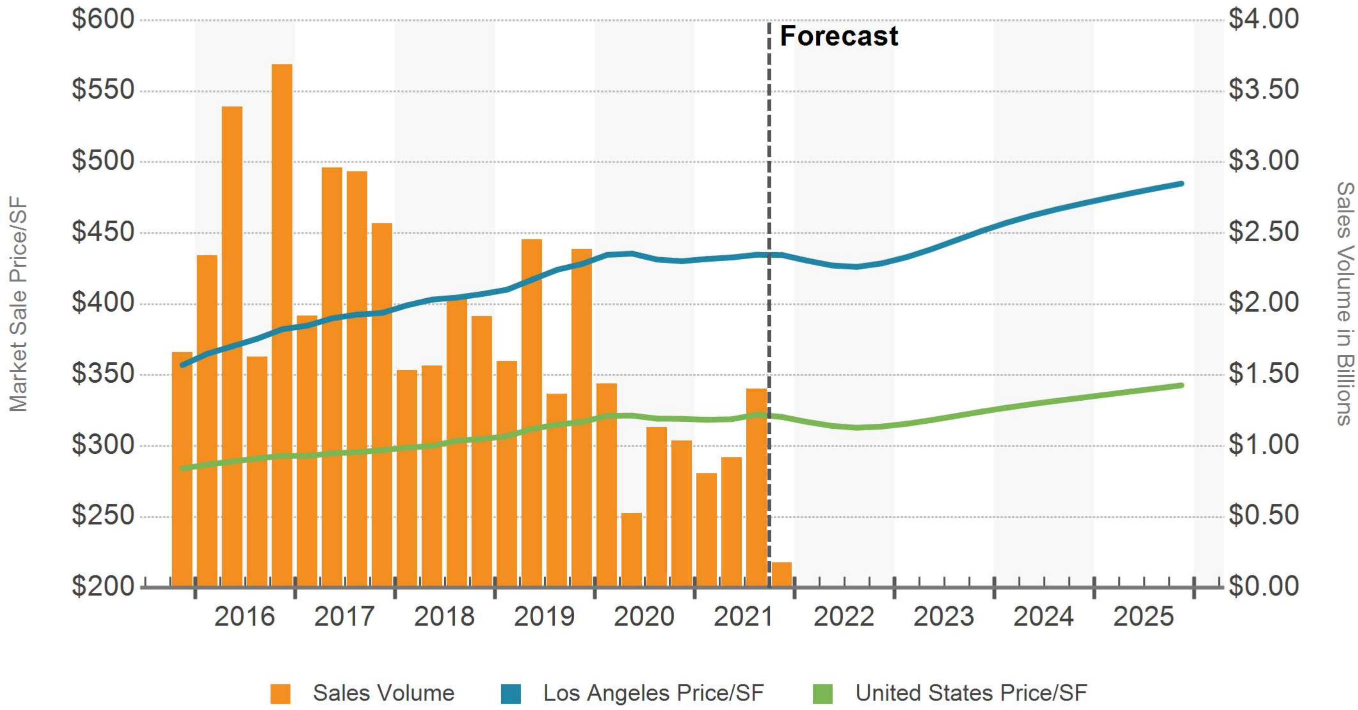
This August, in Pasadena, a private investor purchased a three-building portfolio for $80 million ($355/SF). 2 N Lake Ave., a 200,000-SF office property, was the largest property in the transaction. The sale also included a 20,000-SF building at 911 E Colorado Blvd., a one-story, 1,300-SF retail building, as well as a six-story parking garage. The properties were 63% leased at the time of sale. Given the occupancy of the portfolio, the sale demonstrates an investor willing to take on leasing risk in the middle of the pandemic.

In July, Hyundai Motor Company acquired from Cardinal Real Estate Investors 2221 Park Place, a 90,000-SF property, for $70 million ($760/SF). The property was originally a 58,000-SF office property that Cardinal renovated and expanded. Work wrapped up on the redevelopment in early 2021. Cardinal acquired the property in 2019 for $31 million. WeWork had preleased the entire property during renovations but backed out of the lease in 2020. Hyundai purchased the building to occupy for its operations.

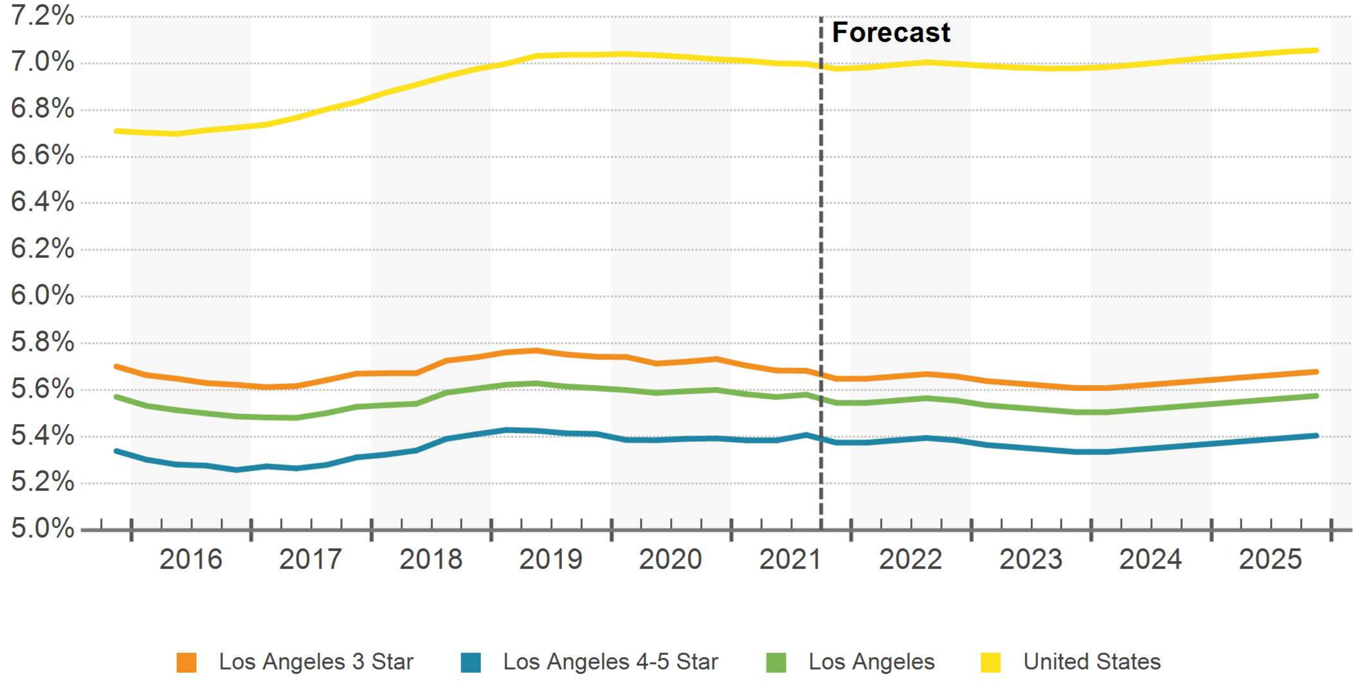
Office properties oriented toward the entertainment industry have been in high demand over the past year. In July, New York-based Prospect Ridge Advisors acquired from UBS Realty Investors two assets at the Burbank Empire Center Complex, 2350 Empire Ave. and 2400 Empire Ave. Prospect purchased the properties, comprising 234,000 SF, for $106.7 million ($455/SF). The buildings were 100% leased at the time of sale. UBS acquired the assets back in 2015 from CBRE Global Investors for $80.4 million ($345/SF).

Thinking further ahead, there could be structural changes to office demand that could impact office values in the metro. The great work-from-home experiment of the past year has already led some office users to rethink their office needs as those firms allow more employees to work remotely or have flexible schedules. If there is a secular decline in office use, this would negatively impact pricing in Los Angeles as well as the nation.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE

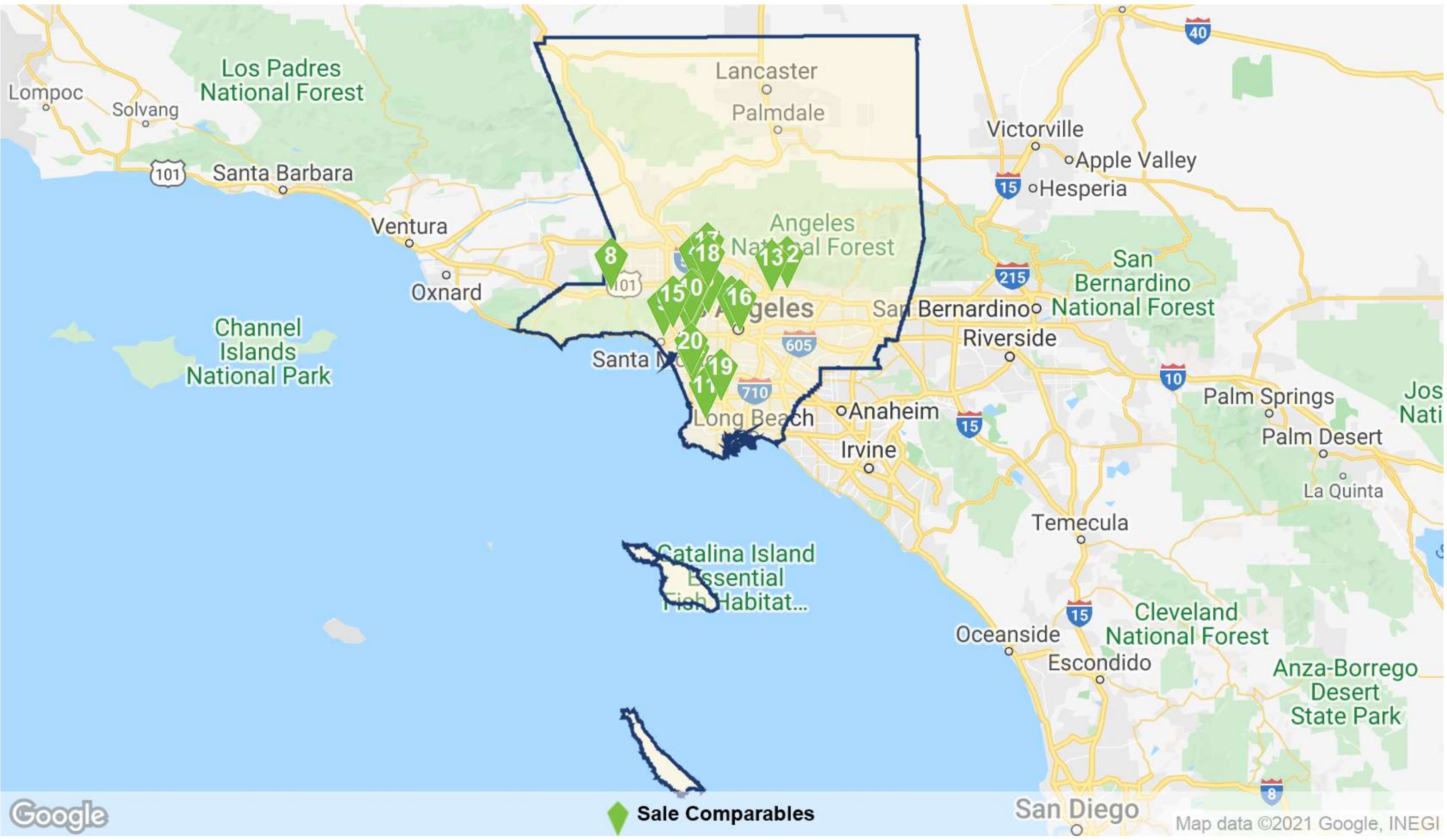


Sales Past 12 Months

Los Angeles Office

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
688	5.3%	$426	11.1%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	$45,000	$7,348,900	$2,250,000	$196,000,000
Price/SF	$1.07	$426	$394	$3,401
Cap Rate	1.7%	5.3%	5.3%	12.1%
Time Since Sale in Months	0.0	5.4	4.9	12.0
Property Attributes	Low	Average	Median	High
Building SF	621	17,546	5,916	388,126
Stories	1	2	2	22
Typical Floor SF	1	7,846	4,115	120,452
Vacancy Rate At Sale	0%	11.1%	0%	100%
Year Built	1900	1965	1962	2021
Star Rating	★☆☆☆☆	★★☆☆☆ 2.3	★★☆☆☆	★★★★★

Sales Past 12 Months

Los Angeles Office

RECENT SIGNIFICANT SALES

	Property				Sale			
Property Name - Address	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 NineFifteen 915 Wilshire Blvd	★★★★☆	1980	388,126	7.3%	12/17/2020	$196,000,000	$505	-
2 9050 Washington Blvd	★★★☆☆	1996	130,356	0%	1/26/2021	$119,784,587	$919	-
3 West Building 6555 Barton Ave	★★★★☆	2015	139,305	9.0%	12/14/2020	$98,466,087	$707	-
4 5250 Lankershim Blvd	★★★★★	2009	179,741	23.2%	8/26/2021	$92,000,000	$512	-
5 East Bldg 959 Seward St	★★★☆☆	2015	122,161	8.5%	12/14/2020	$87,533,913	$717	-
6 Beverly Hills Medical Plaza 150 N Robertson Blvd	★★★☆☆	1989	67,510	9.3%	10/8/2021	$81,500,000	$1,207	-
7 Building 230, 233,234 3100 W Lomita Blvd	★★★☆☆	1966	238,795	0%	8/23/2021	$80,249,810	$336	5.5%
8 The Park Calabasas 4500 Park Granada	★★★★☆	1986	222,524	7.6%	4/1/2021	$79,000,000	$355	6.5%
9 Building D 2043 Colorado Ave	★★★★★	1946	37,484	0%	10/23/2020	$78,855,708	$2,104	-
10 Archway Medical Plaza 9033 Wilshire Blvd	★★★★☆	1958	50,730	9.1%	3/19/2021	$74,400,000	$1,467	4.6%
11 Bldg 232 3121 Skypark Dr	★★☆☆☆	1966	252,372	4.1%	8/23/2021	$74,244,108	$294	5.5%
12 Pasadena Business Center 465 N Halstead St	★★☆☆☆	1956	240,904	23.9%	6/30/2021	$72,500,000	$301	-
13 2 N Lake Ave	★★★★☆	1985	203,911	43.7%	8/18/2021	$70,997,707	$348	-
14 2221 Park Pl	★★★☆☆	2021	92,373	0%	7/28/2021	$70,000,000	$758	-
15 Westwood Atrium 1440 S Sepulveda Blvd	★★★☆☆	1985	107,484	0%	10/1/2021	$65,000,000	$605	-
16 The Switchyard 500 S Santa Fe Ave	★★★☆☆	2019	106,004	100%	5/20/2021	$64,257,688	$606	-
17 2400 Empire Ave	★★★★☆	2002	134,784	0%	7/2/2021	$63,975,022	$475	-
18 THE LINK 2901 W Alameda Ave	★★★★☆	1981	124,785	33.7%	5/25/2021	$61,500,000	$493	4.7%
19 Pacific Gateway 19191 S Vermont Ave	★★★★☆	1982	237,145	14.6%	10/13/2020	$55,500,000	$234	5.9%
20 601 N Nash St	★★★☆☆	1954	52,000	0%	7/30/2021	$52,000,000	$1,000	-

Economy

The Los Angeles economy is recovering slowly from the pandemic, a trend that followed the Great Recession when the local economy was slower to recover than other areas. The metro unemployment rate, after seeing a sustained improvement for months in the second half of last year, has plateaued above 10%. New coronavirus cases, as well as deaths, have temporarily spiked due to variants, but schools reopened and restrictions have eased.

Los Angeles' position as the entertainment capital of the world and the increased demand for video streaming and social media had been a boon to the L.A. economy during the past several years. The pandemic accelerated demand for streaming services, although studios have targeted theater only releases for 2022, assuming widespread adoption of vaccinations. The entertainment business directly or indirectly employs one out of five workers in L.A. County. Content creators have banked studio space and made investments focused on the future of the industry. Warner Bros. is currently under construction on its 800,000 SF Second Century expansion in Burbank. Studio space is at a premium in the Hollywood, Burbank, and Glendale neighborhoods, and warehouses in neighboring areas are taking advantage of that demand with creative industrial conversions.

Tourism is important for the local economy and the impact to this sector and its employees has been considerable. Before the pandemic, over 500,000 people in the county were employed in the leisure and hospitality industry. The city had more than 50 million visitors in 2019, but the pandemic severely impacted travel. Stores, restaurants, and lodging in tourist hotspots like Downtown L.A., Hollywood, Beverly Hills, and Santa Monica have been particularly impacted. However, the market is set for a major rebound as large events such as the 2022 Super Bowl and the 2028 Olympics spur the hospitality and retail sectors.

The industrial sector has sustained growth through the pandemic as warehousing demands increased by ecommerce retail operations. A backup at the ports has led to a record number of ships waiting to unload cargo. Continued bottlenecks, however, could soon become a headwind for LA's industrial market if conditions at the ports don't improve. The need for warehousing space and limited land has led to developers targeting infill development sites that can be scraped for modern warehouse construction. The overall Southern California industrial market, which includes the five county area of Los Angeles, Ventura, San Bernardino, Riverside and Orange Counties recently surpassed 2 billion SF of industrial inventory.

As more of a structural issue that needs to be addressed long term, the prohibitive cost of housing in L.A. is a major impediment to hiring and is often cited as a motivating factor for companies to relocate to other parts of the country. Recent departures include construction giant AECOM. However, the aerospace industry is strong and major employers such as SpaceX, Rocket Lab and Relativity Space help sustain the diverse Los Angeles economy.

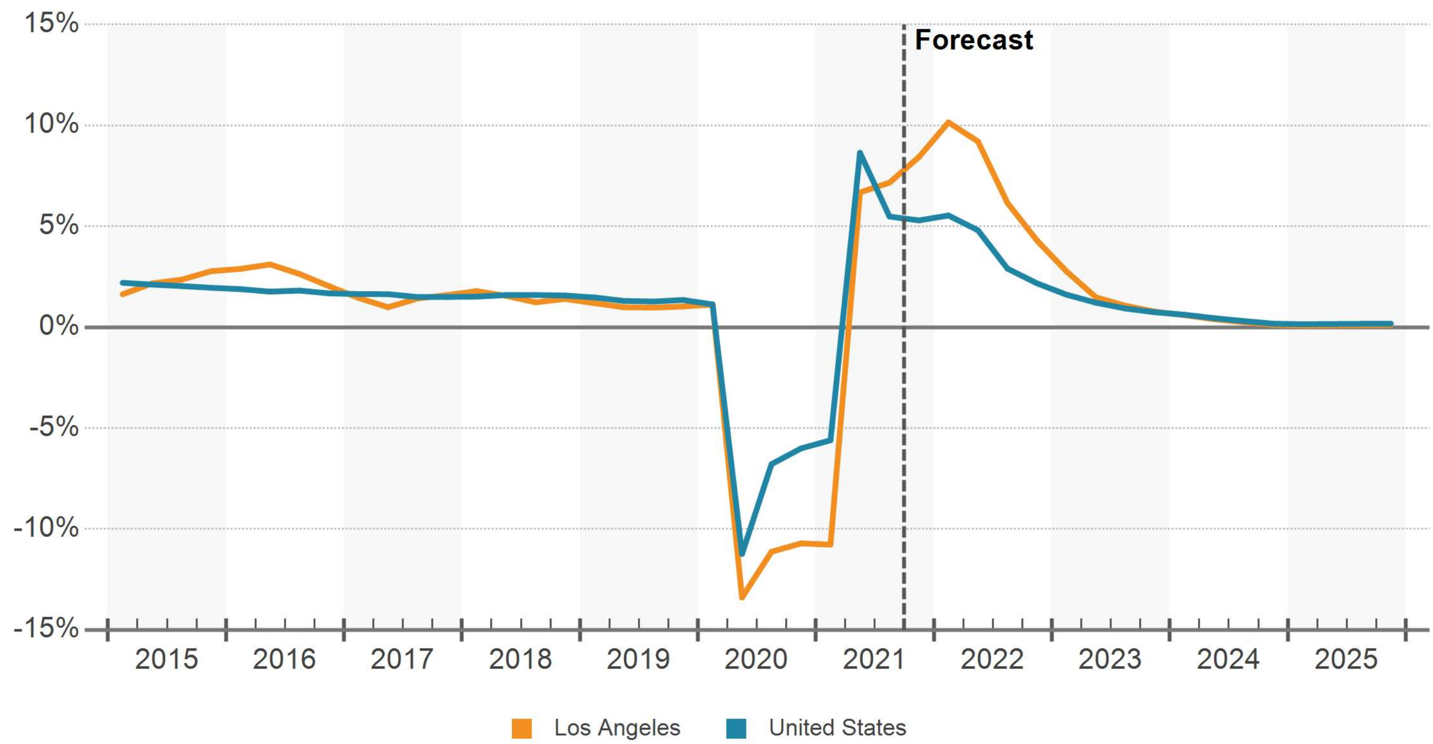
Despite near-term issues related to the pandemic, the metro economy possesses many positive attributes. It has two major talent generators in USC and UCLA along with top tier universities such as Cal Tech that support a growing tech economy. It is perennially among the top five metros in the country for venture capital investment. The metro is an attractive location for immigrants and educated talent. More people making six-figure paychecks continue to move to L.A. than are leaving. Education levels, while below the national average, improve every year.

LOS ANGELES EMPLOYMENT BY INDUSTRY IN THOUSANDS

	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
Industry	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	319	0.9	2.74%	4.89%	-1.58%	0.75%	-0.46%	-0.16%
Trade, Transportation and Utilities	831	1.0	7.36%	4.55%	0.90%	1.00%	0.69%	0.25%
Retail Trade	405	0.9	6.87%	3.56%	0.16%	0.49%	0.72%	0.22%
Financial Activities	222	0.9	4.21%	2.47%	0.53%	1.46%	0.49%	0.52%
Government	546	0.9	-0.26%	-0.10%	-0.14%	-0.11%	1.11%	0.82%
Natural Resources, Mining and Construction	158	0.7	7.21%	5.68%	3.78%	2.65%	0.69%	0.56%
Education and Health Services	870	1.2	6.29%	6.02%	2.59%	1.84%	1.37%	1.14%
Professional and Business Services	620	1.0	7.92%	6.99%	1.46%	2.03%	1.10%	1.09%
Information	193	2.3	13.44%	7.33%	0.12%	0.56%	3.29%	1.64%
Leisure and Hospitality	458	1.0	21.08%	15.31%	1.42%	1.19%	4.74%	2.55%
Other Services	137	0.8	9.66%	5.40%	-0.28%	0.56%	2.77%	0.76%
Total Employment	4,354	1.0	7.27%	5.46%	0.99%	1.18%	1.48%	0.89%

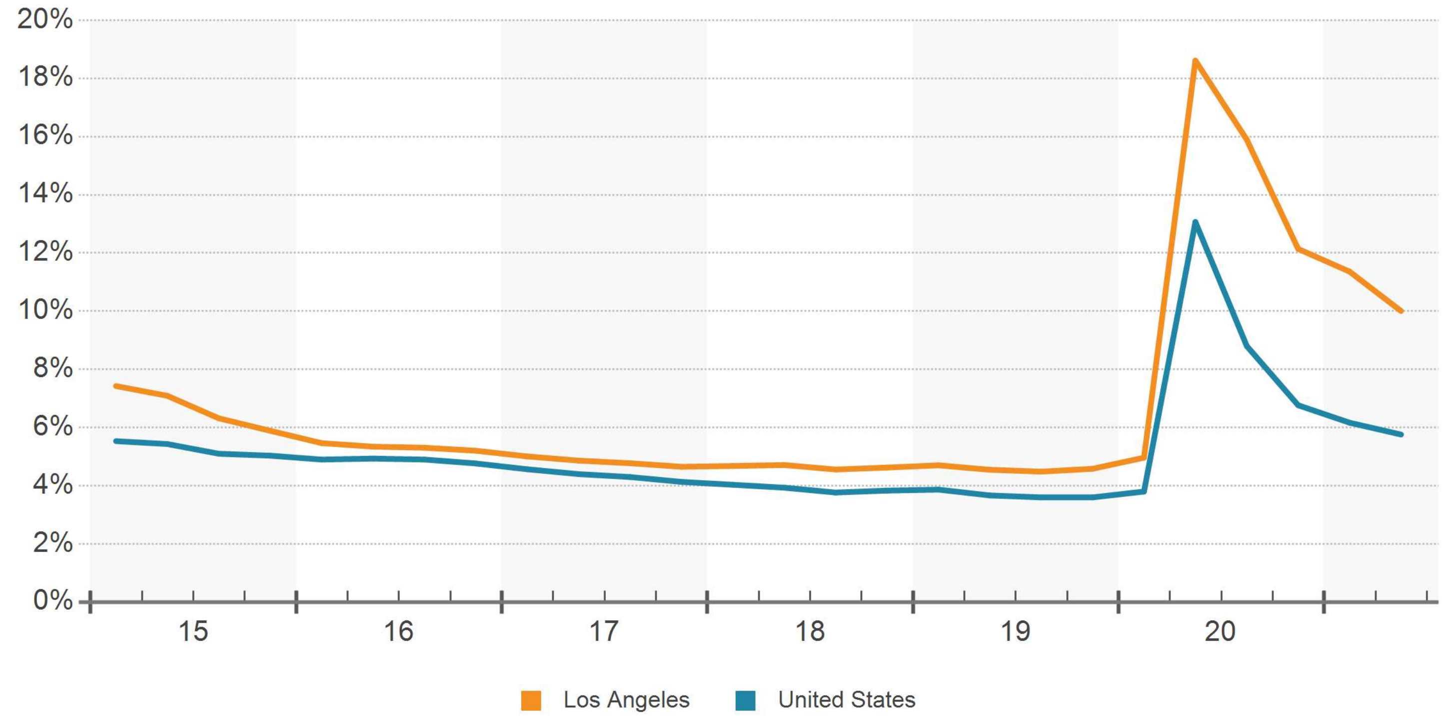
Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)

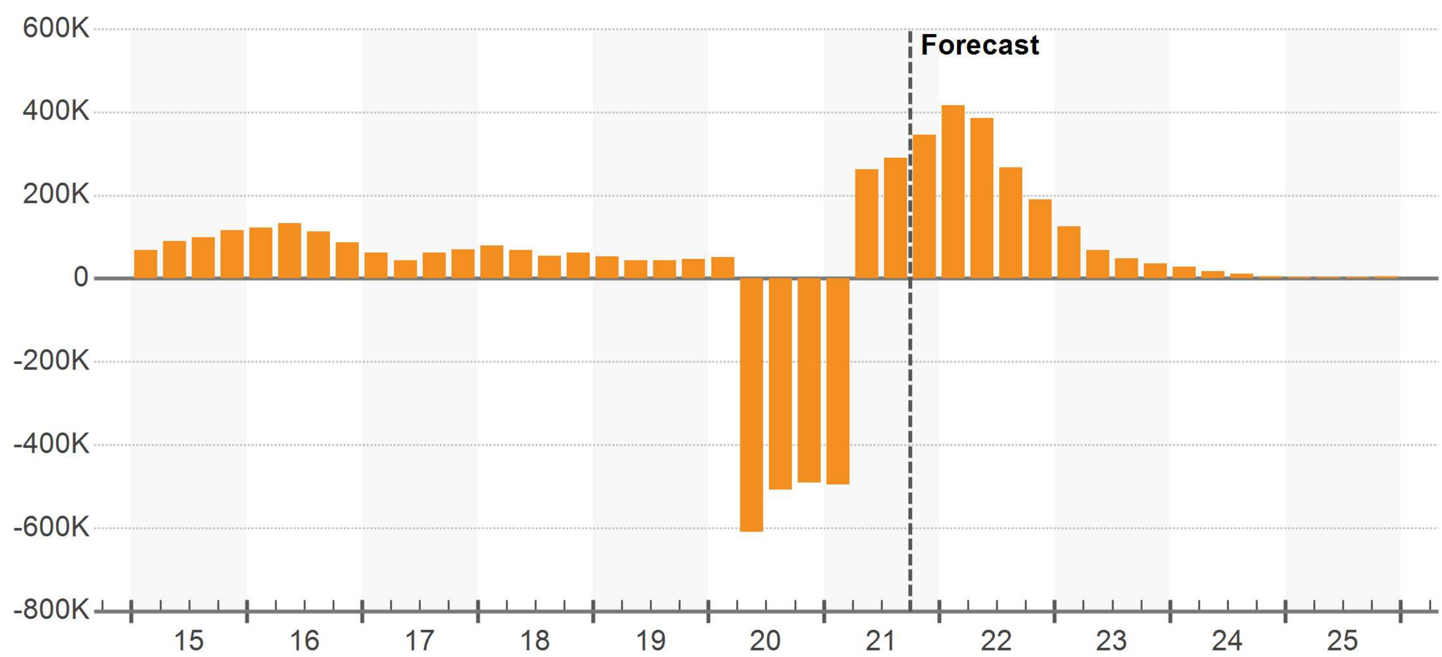


Source: Oxford Economics

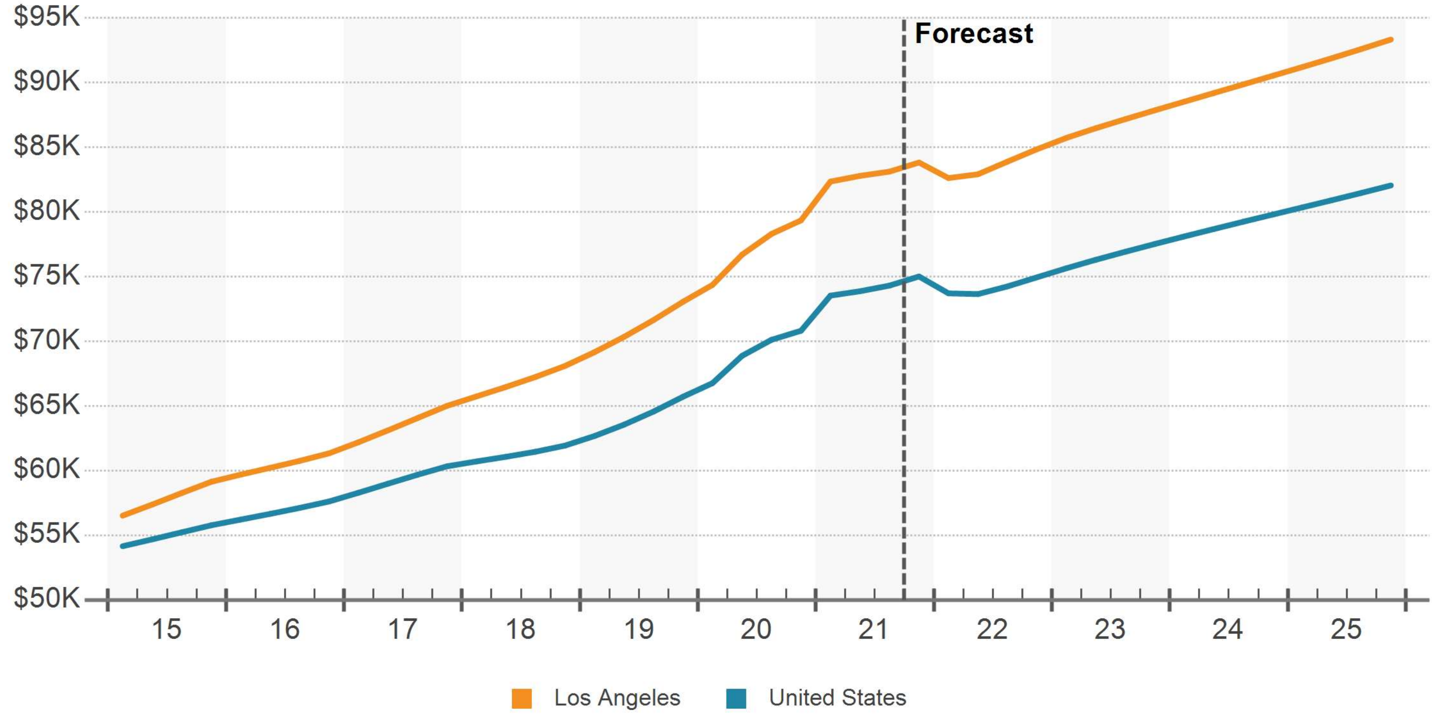
UNEMPLOYMENT RATE (%)



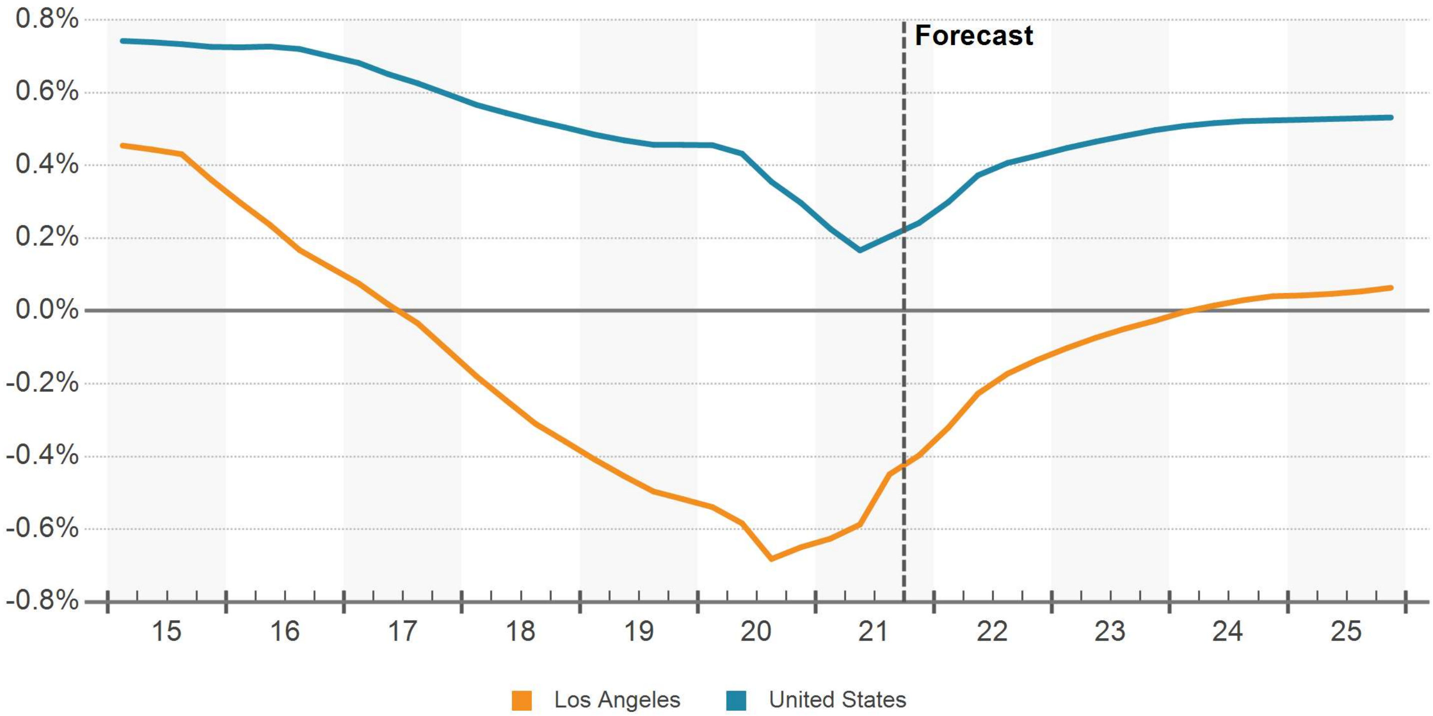
NET EMPLOYMENT CHANGE (YOY)



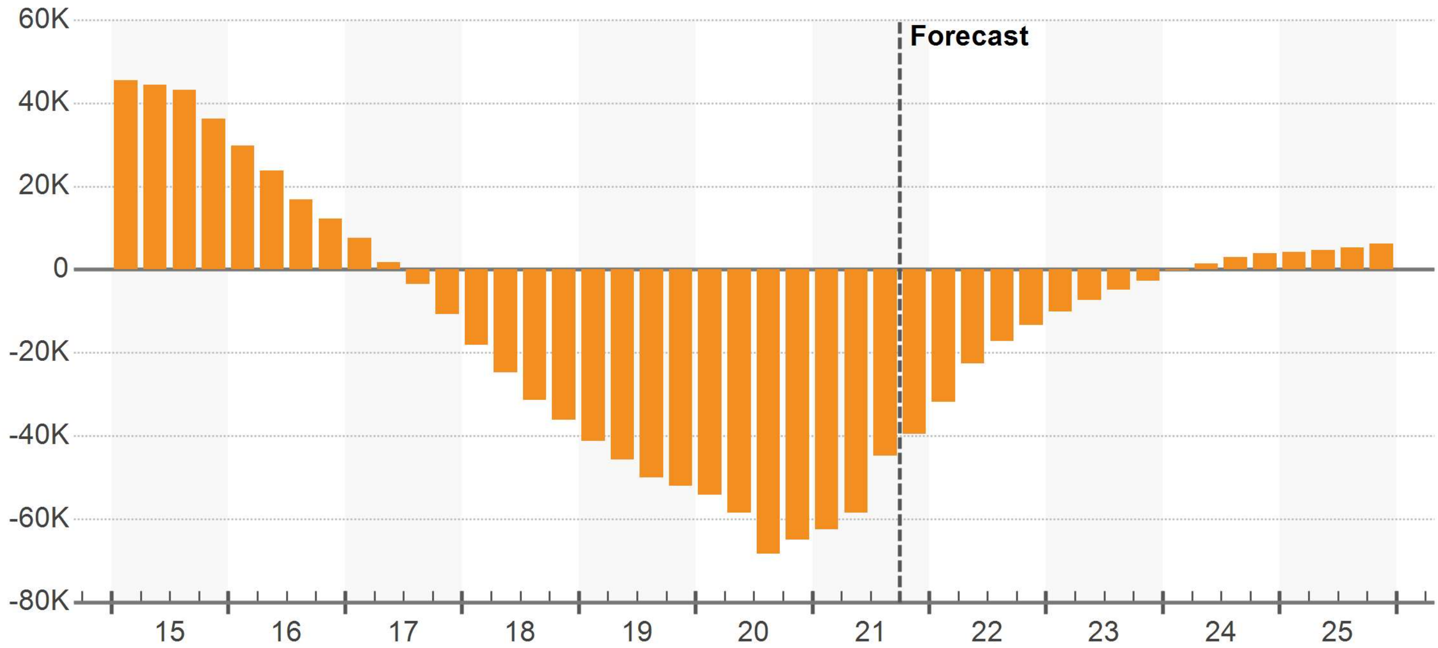
MEDIAN HOUSEHOLD INCOME



POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)

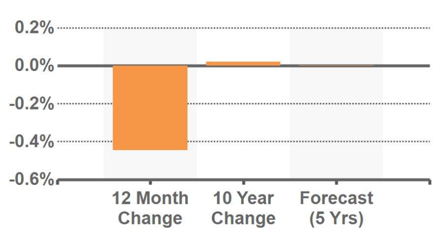


DEMOGRAPHIC TRENDS

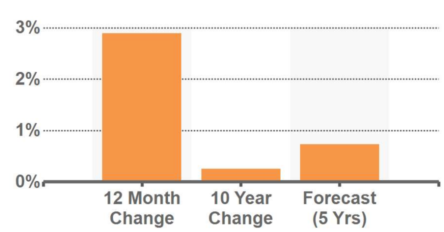
	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
Demographic Category	Metro	US	Metro	US	Metro	US	Metro	US
Population	9,903,349	330,367,500	-0.4%	0.2%	0%	0.6%	0%	0.5%
Households	3,288,566	123,394,609	-0.5%	0.1%	0.3%	0.7%	0%	0.4%
Median Household Income	$83,172	$74,364	6.1%	6.0%	4.8%	4.0%	2.9%	2.5%
Labor Force	5,037,628	162,784,469	2.9%	1.5%	0.3%	0.6%	0.7%	0.6%
Unemployment	10.0%	5.8%	-5.6%	-2.9%	-0.2%	-0.3%	-	-

Source: Oxford Economics

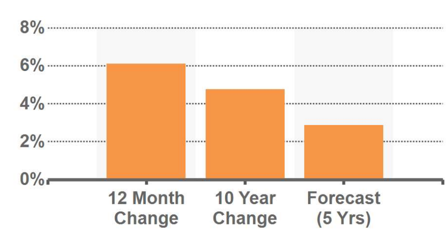
POPULATION GROWTH



LABOR FORCE GROWTH

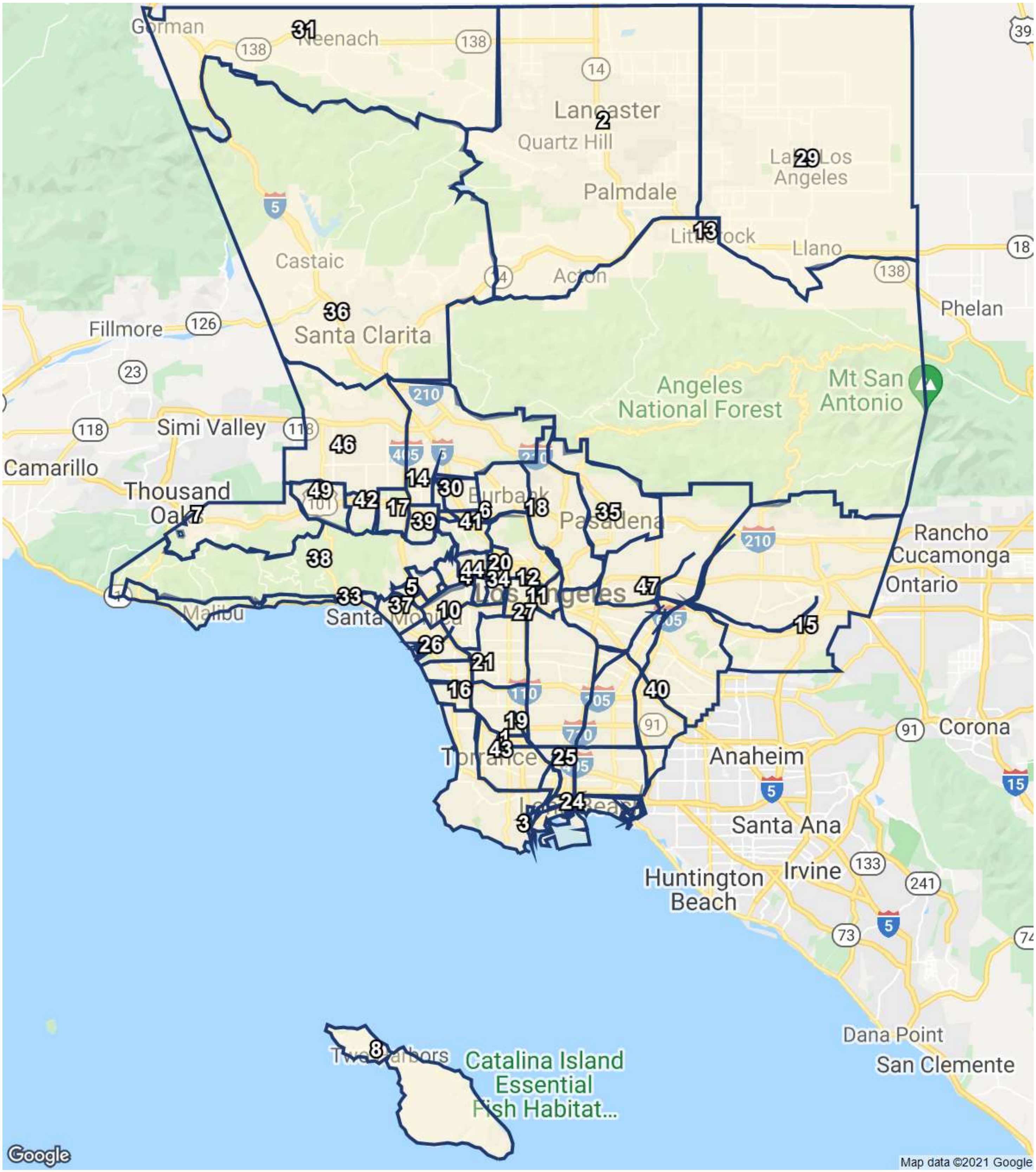


INCOME GROWTH



Source: Oxford Economics

LOS ANGELES SUBMARKETS



SUBMARKET INVENTORY

		Inventory				12 Month Deliveries				Under Construction			
No.	Submarket	Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	190th Street Corridor	74	5,175	1.2%	29	0	0	0%	-	0	-	-	-
2	Antelope Valley	396	4,484	1.0%	31	1	10	0.2%	18	1	40	0.9%	20
3	Beach Cities/Palos Verdes	514	6,143	1.4%	26	0	0	0%	-	1	100	1.6%	12
4	Beverly Hills	314	11,313	2.6%	12	0	0	0%	-	1	50	0.4%	18
5	Brentwood	60	4,212	1.0%	35	0	0	0%	-	0	-	-	-
6	Burbank	647	15,066	3.5%	8	1	4	0%	20	15	1,038	6.9%	1
7	Calabasas/Westlake Vill	211	7,243	1.7%	24	0	0	0%	-	0	-	-	-
8	Catalina Island	-	-	0%	-	0	0	-	-	0	-	-	-
9	Century City	43	11,455	2.7%	11	0	0	0%	-	0	-	-	-
10	Culver City	496	9,757	2.3%	18	7	526	5.4%	1	10	690	7.1%	4
11	Downtown Los Angeles	453	68,924	16.0%	1	2	285	0.4%	4	4	483	0.7%	5
12	East Hollywood/Silver Lake	431	4,180	1.0%	36	3	16	0.4%	16	3	56	1.3%	17
13	East LA County Outlying	5	12	0%	46	0	0	0%	-	0	-	-	-
14	Eastern SFV	543	6,928	1.6%	25	0	0	0%	-	0	-	-	-
15	Eastern SGV	1,270	18,692	4.3%	3	0	0	0%	-	3	36	0.2%	21
16	El Segundo	267	18,364	4.3%	4	5	412	2.2%	3	2	174	0.9%	10
17	Encino	86	4,973	1.2%	30	0	0	0%	-	0	-	-	-
18	Glendale	843	13,663	3.2%	9	2	15	0.1%	17	1	4	0%	23
19	Hawthorne/Gardena	265	2,866	0.7%	41	2	69	2.4%	12	0	-	-	-
20	Hollywood	403	10,480	2.4%	14	3	190	1.8%	7	3	359	3.4%	7
21	Inglewood/South LA	409	4,248	1.0%	34	1	451	10.6%	2	0	-	-	-
22	Koreatown	399	15,840	3.7%	7	0	0	0%	-	1	468	3.0%	6
23	LAX	55	4,143	1.0%	37	0	0	0%	-	0	-	-	-
24	Long Beach: Downtown	274	8,265	1.9%	22	0	0	0%	-	0	-	-	-
25	Long Beach: Suburban	508	10,022	2.3%	15	3	16	0.2%	15	1	100	1.0%	12
26	Marina Del Rey/Venice	493	11,124	2.6%	13	4	178	1.6%	8	2	319	2.9%	8
27	Mid-Cities	1,131	11,741	2.7%	10	0	0	0%	-	3	27	0.2%	22
28	Miracle Mile	121	6,019	1.4%	27	0	0	0%	-	0	-	-	-
29	NE LA County Outlying	2	6	0%	47	0	0	0%	-	0	-	-	-
30	North Hollywood	318	3,519	0.8%	39	2	257	7.3%	5	0	-	-	-
31	NW LA County Outlying	1	1	0%	48	0	0	0%	-	0	-	-	-
32	Olympic Corridor	145	4,329	1.0%	32	1	73	1.7%	9	3	811	18.7%	3
33	Pacific Palisades/Malibu	57	810	0.2%	44	0	0	0%	-	0	-	-	-
34	Park Mile	100	2,072	0.5%	42	0	0	0%	-	0	-	-	-
35	Pasadena	931	18,797	4.4%	2	0	0	0%	-	2	220	1.2%	9
36	Santa Clarita Valley	235	5,394	1.3%	28	3	257	4.8%	6	0	-	-	-
37	Santa Monica	611	16,524	3.8%	5	4	73	0.4%	10	2	73	0.4%	16
38	Santa Monica Mountains	7	31	0%	45	0	0	0%	-	0	-	-	-
39	Sherman Oaks	126	3,879	0.9%	38	0	0	0%	-	0	-	-	-
40	Southeast Los Angeles	789	9,806	2.3%	17	1	32	0.3%	13	0	-	-	-
41	Studio/Universal Cities	292	4,300	1.0%	33	0	0	0%	-	0	-	-	-
42	Tarzana	81	1,910	0.4%	43	4	72	3.7%	11	1	78	4.1%	15

SUBMARKET INVENTORY

		Inventory				12 Month Deliveries				Under Construction			
No.	Submarket	Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
43	Torrance	469	9,133	2.1%	19	0	0	0%	-	0	-	-	-
44	West Hollywood	406	8,067	1.9%	23	1	2	0%	21	1	98	1.2%	14
45	West Los Angeles	295	2,975	0.7%	40	0	0	0%	-	2	813	27.3%	2
46	Western SFV	471	8,953	2.1%	20	0	0	0%	-	0	-	-	-
47	Western SGV	1,103	16,034	3.7%	6	1	27	0.2%	14	3	108	0.7%	11
48	Westwood	185	8,350	1.9%	21	0	0	0%	-	1	47	0.6%	19
49	Woodland Hills/Warner Ctr	212	10,018	2.3%	16	1	5	0%	19	0	-	-	-

Submarkets

SUBMARKET RENT

		Market Rent		12 Month Market Rent		QTD Annualized Market Rent	
No.	Submarket	Per SF	Rank	Growth	Rank	Growth	Rank
1	190th Street Corridor	$33.48	34	1.4%	9	1.4%	4
2	Antelope Valley	$29.84	44	0.9%	16	-1.3%	26
3	Beach Cities/Palos Verdes	$38.50	23	2.3%	2	-2.4%	42
4	Beverly Hills	$68.33	1	-0.5%	35	0.5%	13
5	Brentwood	$52.17	11	-0.2%	29	0.6%	11
6	Burbank	$42.04	16	-1.3%	46	0.9%	7
7	Calabasas/Westlake Vill	$34.02	32	0.2%	22	-0.5%	19
8	Catalina Island	-	-	-	-	-	-
9	Century City	$65.45	2	-1.1%	44	6.2%	1
10	Culver City	$51.80	12	-0.5%	33	-0.3%	17
11	Downtown Los Angeles	$39	20	0%	26	-1.9%	36
12	East Hollywood/Silver Lake	$38.86	21	1.6%	7	-2.2%	41
13	East LA County Outlying	$28.19	47	1.5%	8	-2.4%	43
14	Eastern SFV	$30.79	40	1.2%	10	-3.0%	47
15	Eastern SGV	$28.09	48	-0.6%	37	2.6%	3
16	El Segundo	$45.60	15	1.0%	13	-1.2%	24
17	Encino	$35.07	31	-1.3%	45	-0.7%	21
18	Glendale	$36.23	27	-0.7%	38	1.0%	5
19	Hawthorne/Gardena	$29.28	45	2.4%	1	-2.7%	46
20	Hollywood	$54.98	7	0.4%	21	-1.7%	34
21	Inglewood/South LA	$41.84	17	-0.9%	42	-1.3%	25
22	Koreatown	$33.26	35	0.6%	20	-3.2%	48
23	LAX	$32.88	37	0%	27	0.9%	8
24	Long Beach: Downtown	$33.08	36	1.1%	11	-1.4%	28
25	Long Beach: Suburban	$32.21	38	1.7%	6	-0.7%	23
26	Marina Del Rey/Venice	$56.94	5	-0.1%	28	0.5%	12
27	Mid-Cities	$30.28	41	1.1%	12	-1.6%	32
28	Miracle Mile	$52.34	9	2.0%	5	-2.1%	38
29	NE LA County Outlying	$36.45	25	1.0%	14	-2.5%	44
30	North Hollywood	$35.52	29	0.9%	15	-2.1%	37
31	NW LA County Outlying	$40.58	18	0%	-	0.5%	14
32	Olympic Corridor	$52.30	10	-0.3%	31	0.8%	10
33	Pacific Palisades/Malibu	$61.19	4	-0.6%	36	0.9%	6
34	Park Mile	$38.70	22	0.8%	18	-2.1%	40
35	Pasadena	$37.68	24	-0.3%	32	0.9%	9
36	Santa Clarita Valley	$36.26	26	0.1%	24	-0.5%	18
37	Santa Monica	$65.03	3	-0.5%	34	-0.7%	22
38	Santa Monica Mountains	$51.30	13	0.1%	25	-2.6%	45
39	Sherman Oaks	$35.60	28	-0.2%	30	-0.1%	16
40	Southeast Los Angeles	$29.99	42	2.0%	4	-1.9%	35
41	Studio/Universal Cities	$39.68	19	-0.8%	40	-1.3%	27
42	Tarzana	$35.10	30	0.1%	23	-1.6%	31

SUBMARKET RENT

		Market Rent		12 Month Market Rent		QTD Annualized Market Rent	
No.	Submarket	Per SF	Rank	Growth	Rank	Growth	Rank
43	Torrance	$33.90	33	2.2%	3	-1.5%	29
44	West Hollywood	$56.74	6	0.8%	17	-1.7%	33
45	West Los Angeles	$47.46	14	-0.9%	41	-1.5%	30
46	Western SFV	$29.93	43	0.7%	19	-2.1%	39
47	Western SGV	$29.18	46	-0.7%	39	3.4%	2
48	Westwood	$52.86	8	-1.1%	43	0%	15
49	Woodland Hills/Warner Ctr	$32.04	39	-1.5%	47	-0.6%	20

SUBMARKET VACANCY & NET ABSORPTION

		Vacancy			12 Month Absorption			
No.	Submarket	SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
1	190th Street Corridor	741,176	14.3%	22	84,238	1.6%	6	-
2	Antelope Valley	242,723	5.4%	4	62,994	1.4%	9	-
3	Beach Cities/Palos Verdes	530,046	8.6%	11	(13,144)	-0.2%	18	-
4	Beverly Hills	1,992,081	17.6%	38	(726,375)	-6.4%	47	-
5	Brentwood	730,832	17.4%	37	(216,443)	-5.1%	37	-
6	Burbank	711,803	4.7%	1	94,437	0.6%	5	0
7	Calabasas/Westlake Vill	1,047,394	14.5%	23	(342,848)	-4.7%	41	-
8	Catalina Island	-	-	-	0	-	-	-
9	Century City	1,509,701	13.2%	21	(760,927)	-6.6%	48	-
10	Culver City	1,501,923	15.4%	28	160,537	1.6%	2	3.2
11	Downtown Los Angeles	11,805,050	17.1%	35	(176,304)	-0.3%	33	-
12	East Hollywood/Silver Lake	235,801	5.6%	5	(23,662)	-0.6%	22	-
13	East LA County Outlying	3,000	24.7%	44	(3,000)	-24.7%	16	-
14	Eastern SFV	349,479	5.0%	2	52,190	0.8%	11	-
15	Eastern SGV	1,342,920	7.2%	8	(136,103)	-0.7%	31	-
16	El Segundo	3,184,260	17.3%	36	(183,749)	-1.0%	35	-
17	Encino	782,177	15.7%	31	(132,355)	-2.7%	30	-
18	Glendale	1,718,620	12.6%	19	(218,226)	-1.6%	38	-
19	Hawthorne/Gardena	214,909	7.5%	9	78,082	2.7%	8	0.9
20	Hollywood	1,997,311	19.1%	39	(447,291)	-4.3%	45	-
21	Inglewood/South LA	465,228	11.0%	15	260,670	6.1%	1	1.7
22	Koreatown	2,595,083	16.4%	34	(213,292)	-1.3%	36	-
23	LAX	1,581,080	38.2%	45	(156,243)	-3.8%	32	-
24	Long Beach: Downtown	1,222,925	14.8%	25	(101,059)	-1.2%	28	-
25	Long Beach: Suburban	1,256,751	12.5%	18	(416,389)	-4.2%	44	-
26	Marina Del Rey/Venice	2,698,975	24.3%	43	(858,663)	-7.7%	49	-
27	Mid-Cities	728,033	6.2%	6	152,055	1.3%	3	-
28	Miracle Mile	1,359,719	22.6%	42	(116,947)	-1.9%	29	-
29	NE LA County Outlying	-	-	-	0	0%	-	-
30	North Hollywood	524,736	14.9%	26	(52,301)	-1.5%	24	-
31	NW LA County Outlying	-	-	-	0	0%	-	-
32	Olympic Corridor	639,436	14.8%	24	(25,593)	-0.6%	23	-
33	Pacific Palisades/Malibu	127,559	15.7%	32	(21,857)	-2.7%	21	-
34	Park Mile	459,011	22.1%	41	(87,114)	-4.2%	27	-
35	Pasadena	2,277,361	12.1%	17	(279,198)	-1.5%	40	-
36	Santa Clarita Valley	705,371	13.1%	20	83,617	1.6%	7	3.1
37	Santa Monica	2,575,284	15.6%	29	(704,233)	-4.3%	46	-
38	Santa Monica Mountains	-	-	-	0	0%	-	-
39	Sherman Oaks	838,067	21.6%	40	(349,266)	-9.0%	42	-
40	Southeast Los Angeles	502,079	5.1%	3	(74,498)	-0.8%	25	-
41	Studio/Universal Cities	332,622	7.7%	10	(16,312)	-0.4%	19	-
42	Tarzana	181,206	9.5%	12	54,742	2.9%	10	-

SUBMARKET VACANCY & NET ABSORPTION

		Vacancy			12 Month Absorption			
No.	Submarket	SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
43	Torrance	883,400	9.7%	13	(82,207)	-0.9%	26	-
44	West Hollywood	972,050	12.0%	16	(263,231)	-3.3%	39	-
45	West Los Angeles	467,759	15.7%	30	(21,507)	-0.7%	20	-
46	Western SFV	921,491	10.3%	14	(9,982)	-0.1%	17	-
47	Western SGV	1,048,578	6.5%	7	116,046	0.7%	4	-
48	Westwood	1,267,136	15.2%	27	(402,565)	-4.8%	43	-
49	Woodland Hills/Warner Ctr	1,599,025	16.0%	33	(183,425)	-1.8%	34	-

OVERALL SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	432,656,433	(131,547)	0%	883,683	0.2%	-
2024	432,787,980	(926,146)	-0.2%	663,081	0.2%	-
2023	433,714,126	(302,441)	-0.1%	1,856,781	0.4%	-
2022	434,016,567	1,528,361	0.4%	(512,951)	-0.1%	-
2021	432,488,206	4,260,537	1.0%	(5,441,007)	-1.3%	-
YTD	430,240,719	2,013,050	0.5%	(4,640,674)	-1.1%	-
2020	428,227,669	575,606	0.1%	(7,333,040)	-1.7%	-
2019	427,652,063	593,876	0.1%	(2,180,376)	-0.5%	-
2018	427,058,187	(127,985)	0%	1,391,155	0.3%	-
2017	427,186,172	1,616,323	0.4%	145,805	0%	11.1
2016	425,569,849	465,935	0.1%	3,789,477	0.9%	0.1
2015	425,103,914	693,420	0.2%	2,302,577	0.5%	0.3
2014	424,410,494	(457,508)	-0.1%	3,079,968	0.7%	-
2013	424,868,002	412,028	0.1%	865,698	0.2%	0.5
2012	424,455,974	538,011	0.1%	1,382,536	0.3%	0.4
2011	423,917,963	(482,931)	-0.1%	(510,529)	-0.1%	-
2010	424,400,894	(379,264)	-0.1%	(3,612,399)	-0.9%	-
2009	424,780,158	1,992,346	0.5%	(7,292,792)	-1.7%	-

4 & 5 STAR SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	176,311,413	1,044,960	0.6%	1,363,689	0.8%	0.8
2024	175,266,453	275,511	0.2%	987,943	0.6%	0.3
2023	174,990,942	889,057	0.5%	1,732,655	1.0%	0.5
2022	174,101,885	2,558,951	1.5%	1,636,967	0.9%	1.6
2021	171,542,934	4,204,608	2.5%	(2,122,200)	-1.2%	-
YTD	169,248,612	1,910,286	1.1%	(3,039,192)	-1.8%	-
2020	167,338,326	1,415,349	0.9%	(2,087,751)	-1.2%	-
2019	165,922,977	1,220,615	0.7%	(281,152)	-0.2%	-
2018	164,702,362	1,286,251	0.8%	917,373	0.6%	1.4
2017	163,416,111	1,874,876	1.2%	641,148	0.4%	2.9
2016	161,541,235	462,867	0.3%	2,105,611	1.3%	0.2
2015	161,078,368	862,615	0.5%	1,474,812	0.9%	0.6
2014	160,215,753	(53,076)	0%	1,911,695	1.2%	-
2013	160,268,829	765,326	0.5%	526,522	0.3%	1.5
2012	159,503,503	471,276	0.3%	1,404,104	0.9%	0.3
2011	159,032,227	199,485	0.1%	27,408	0%	7.3
2010	158,832,742	769,613	0.5%	(2,306,537)	-1.5%	-
2009	158,063,129	2,196,927	1.4%	(2,178,271)	-1.4%	-

Supply & Demand Trends

3 STAR SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	156,109,654	(141)	0%	441,501	0.3%	-
2024	156,109,795	(140)	0%	603,395	0.4%	-
2023	156,109,935	18,573	0%	691,203	0.4%	0
2022	156,091,362	166,162	0.1%	(584,806)	-0.4%	-
2021	155,925,200	460,356	0.3%	(2,353,664)	-1.5%	-
YTD	155,685,744	220,900	0.1%	(1,620,230)	-1.0%	-
2020	155,464,844	(556,085)	-0.4%	(3,217,913)	-2.1%	-
2019	156,020,929	(483,715)	-0.3%	(1,498,630)	-1.0%	-
2018	156,504,644	188,868	0.1%	903,112	0.6%	0.2
2017	156,315,776	63,866	0%	1,030,266	0.7%	0.1
2016	156,251,910	502,321	0.3%	1,036,226	0.7%	0.5
2015	155,749,589	193,684	0.1%	504,766	0.3%	0.4
2014	155,555,905	128,880	0.1%	516,754	0.3%	0.2
2013	155,427,025	(76,420)	0%	(176,846)	-0.1%	-
2012	155,503,445	491,347	0.3%	557,412	0.4%	0.9
2011	155,012,098	(9,395)	0%	257,619	0.2%	-
2010	155,021,493	(456,861)	-0.3%	(38,610)	0%	-
2009	155,478,354	243,699	0.2%	(3,272,634)	-2.1%	-

1 & 2 STAR SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	100,235,366	(1,176,366)	-1.2%	(921,507)	-0.9%	-
2024	101,411,732	(1,201,517)	-1.2%	(928,257)	-0.9%	-
2023	102,613,249	(1,210,071)	-1.2%	(567,077)	-0.6%	-
2022	103,823,320	(1,196,752)	-1.1%	(1,565,112)	-1.5%	-
2021	105,020,072	(404,427)	-0.4%	(965,143)	-0.9%	-
YTD	105,306,363	(118,136)	-0.1%	18,748	0%	-
2020	105,424,499	(283,658)	-0.3%	(2,027,376)	-1.9%	-
2019	105,708,157	(143,024)	-0.1%	(400,594)	-0.4%	-
2018	105,851,181	(1,603,104)	-1.5%	(429,330)	-0.4%	-
2017	107,454,285	(322,419)	-0.3%	(1,525,609)	-1.4%	-
2016	107,776,704	(499,253)	-0.5%	647,640	0.6%	-
2015	108,275,957	(362,879)	-0.3%	322,999	0.3%	-
2014	108,638,836	(533,312)	-0.5%	651,519	0.6%	-
2013	109,172,148	(276,878)	-0.3%	516,022	0.5%	-
2012	109,449,026	(424,612)	-0.4%	(578,980)	-0.5%	-
2011	109,873,638	(673,021)	-0.6%	(795,556)	-0.7%	-
2010	110,546,659	(692,016)	-0.6%	(1,267,252)	-1.1%	-
2009	111,238,675	(448,280)	-0.4%	(1,841,887)	-1.7%	-

Rent & Vacancy

Los Angeles Office

OVERALL RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$46.01	139	3.1%	10.3%	59,351,003	13.7%	-0.2%
2024	$44.64	134	4.0%	7.0%	60,350,432	13.9%	-0.3%
2023	$42.92	129	4.6%	2.9%	61,933,553	14.3%	-0.5%
2022	$41.03	124	0.3%	-1.6%	64,061,654	14.8%	0.4%
2021	$40.91	123	-0.3%	-1.9%	61,995,534	14.3%	2.1%
YTD	$41.22	124	0%	-1.2%	58,871,171	13.7%	1.5%
2020	$41.03	124	-1.6%	-1.6%	52,217,447	12.2%	1.8%
2019	$41.71	126	5.1%	0%	44,419,984	10.4%	0.6%
2018	$39.67	119	4.0%	-4.9%	41,646,397	9.8%	-0.4%
2017	$38.14	115	4.0%	-8.6%	43,158,406	10.1%	0.3%
2016	$36.66	110	5.6%	-12.1%	41,694,206	9.8%	-0.8%
2015	$34.72	105	8.0%	-16.8%	44,985,377	10.6%	-0.4%
2014	$32.13	97	6.1%	-23.0%	46,615,513	11.0%	-0.8%
2013	$30.30	91	4.5%	-27.4%	50,135,433	11.8%	-0.1%
2012	$29	87	2.5%	-30.5%	50,589,103	11.9%	-0.2%
2011	$28.28	85	0.3%	-32.2%	51,433,628	12.1%	0%
2010	$28.19	85	-4.9%	-32.4%	51,411,419	12.1%	0.8%
2009	$29.64	89	-10.7%	-28.9%	48,171,859	11.3%	2.1%

4 & 5 STAR RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$52.73	140	2.9%	8.9%	32,456,095	18.4%	-0.3%
2024	$51.24	136	3.8%	5.9%	32,776,527	18.7%	-0.4%
2023	$49.34	131	4.4%	1.9%	33,490,123	19.1%	-0.6%
2022	$47.24	125	0.1%	-2.4%	34,333,721	19.7%	0.2%
2021	$47.18	125	-1.0%	-2.5%	33,411,740	19.5%	3.3%
YTD	$47.57	126	-1.2%	-1.7%	32,013,818	18.9%	2.7%
2020	$47.68	126	-1.5%	-1.5%	27,064,340	16.2%	1.9%
2019	$48.41	128	6.5%	0%	23,667,828	14.3%	0.8%
2018	$45.44	120	4.0%	-6.1%	22,166,061	13.5%	0.1%
2017	$43.69	116	3.6%	-9.7%	21,784,417	13.3%	0.6%
2016	$42.18	112	4.9%	-12.9%	20,569,094	12.7%	-1.0%
2015	$40.21	107	9.1%	-16.9%	22,199,818	13.8%	-0.5%
2014	$36.86	98	6.3%	-23.9%	22,812,015	14.2%	-1.2%
2013	$34.68	92	5.1%	-28.4%	24,776,786	15.5%	0.1%
2012	$33	87	0.8%	-31.8%	24,537,982	15.4%	-0.6%
2011	$32.73	87	1.1%	-32.4%	25,470,810	16.0%	0.1%
2010	$32.36	86	-3.5%	-33.2%	25,304,122	15.9%	1.9%
2009	$33.54	89	-11.1%	-30.7%	22,227,972	14.1%	2.6%

3 STAR RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$43.69	136	3.2%	10.9%	18,878,262	12.1%	-0.3%
2024	$42.35	132	4.1%	7.5%	19,319,925	12.4%	-0.4%
2023	$40.69	127	4.7%	3.3%	19,923,483	12.8%	-0.4%
2022	$38.88	121	0.4%	-1.3%	20,596,134	13.2%	0.5%
2021	$38.74	121	0.3%	-1.6%	19,845,188	12.7%	1.8%
YTD	$39.02	122	1.0%	-0.9%	18,845,048	12.1%	1.2%
2020	$38.64	121	-1.9%	-1.9%	17,003,918	10.9%	1.7%
2019	$39.38	123	4.5%	0%	14,342,090	9.2%	0.7%
2018	$37.70	118	3.8%	-4.3%	13,317,675	8.5%	-0.5%
2017	$36.32	113	4.2%	-7.8%	14,035,849	9.0%	-0.6%
2016	$34.86	109	6.0%	-11.5%	14,989,873	9.6%	-0.4%
2015	$32.88	103	7.3%	-16.5%	15,523,778	10.0%	-0.2%
2014	$30.65	96	5.6%	-22.2%	15,835,488	10.2%	-0.2%
2013	$29.01	91	4.3%	-26.3%	16,204,254	10.4%	0.1%
2012	$27.82	87	4.0%	-29.4%	16,103,828	10.4%	-0.1%
2011	$26.75	84	0.1%	-32.1%	16,169,893	10.4%	-0.2%
2010	$26.73	83	-6.4%	-32.1%	16,436,907	10.6%	-0.2%
2009	$28.57	89	-10.8%	-27.5%	16,855,158	10.8%	2.2%

1 & 2 STAR RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$38.29	140	3.3%	12.6%	8,016,646	8.0%	-0.1%
2024	$37.06	135	4.3%	8.9%	8,253,980	8.1%	-0.2%
2023	$35.54	130	4.9%	4.5%	8,519,947	8.3%	-0.5%
2022	$33.90	124	0.6%	-0.4%	9,131,799	8.8%	0.5%
2021	$33.70	123	0.6%	-0.9%	8,738,606	8.3%	0.6%
YTD	$33.92	124	1.2%	-0.3%	8,012,305	7.6%	-0.1%
2020	$33.50	122	-1.5%	-1.5%	8,149,189	7.7%	1.7%
2019	$34.02	124	3.1%	0%	6,410,066	6.1%	0.2%
2018	$32.99	120	4.4%	-3.0%	6,162,661	5.8%	-1.0%
2017	$31.59	115	4.7%	-7.1%	7,338,140	6.8%	1.1%
2016	$30.17	110	6.6%	-11.3%	6,135,239	5.7%	-1.0%
2015	$28.30	103	6.9%	-16.8%	7,261,781	6.7%	-0.6%
2014	$26.48	97	6.3%	-22.2%	7,968,010	7.3%	-1.1%
2013	$24.91	91	3.4%	-26.8%	9,154,393	8.4%	-0.7%
2012	$24.09	88	4.1%	-29.2%	9,947,293	9.1%	0.2%
2011	$23.14	84	-1.2%	-32.0%	9,792,925	8.9%	0.2%
2010	$23.42	85	-5.3%	-31.1%	9,670,390	8.7%	0.6%
2009	$24.72	90	-9.8%	-27.3%	9,088,729	8.2%	1.3%

OVERALL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$484.95	198	5.6%
2024	-	-	-	-	-	-	$470.77	192	5.5%
2023	-	-	-	-	-	-	$451.58	184	5.5%
2022	-	-	-	-	-	-	$428.72	175	5.6%
2021	-	-	-	-	-	-	$434.62	177	5.5%
YTD	553	$3.3B	2.0%	$6,887,235	$405.91	5.3%	$436.39	178	5.6%
2020	505	$4.1B	2.6%	$9,767,246	$396.60	5.5%	$430.23	176	5.6%
2019	758	$7.8B	3.8%	$13,940,256	$515.06	5.5%	$428.31	175	5.6%
2018	1,040	$7.1B	5.5%	$10,465,688	$358.11	5.2%	$407.13	166	5.6%
2017	1,246	$10.4B	8.0%	$14,686,008	$355.15	5.5%	$393.83	161	5.5%
2016	1,029	$11B	7.3%	$15,063,365	$386.37	5.3%	$382.34	156	5.5%
2015	1,102	$6.5B	5.7%	$8,896,417	$299.51	5.7%	$357.04	146	5.6%
2014	983	$8.7B	6.8%	$11,916,032	$312.07	6.5%	$325.85	133	5.7%
2013	875	$9.4B	8.4%	$14,848,416	$280.69	6.3%	$298.20	122	6.0%
2012	847	$4B	4.9%	$8,578,308	$237.21	6.9%	$276.86	113	6.2%
2011	641	$2.9B	3.3%	$7,404,827	$242.89	7.7%	$265.48	108	6.4%
2010	398	$1.5B	1.9%	$5,225,998	$216.91	7.1%	$237.98	97	6.9%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$543.30	194	5.4%
2024	-	-	-	-	-	-	$528.27	189	5.4%
2023	-	-	-	-	-	-	$507.59	181	5.3%
2022	-	-	-	-	-	-	$482.56	173	5.4%
2021	-	-	-	-	-	-	$490.07	175	5.4%
YTD	17	$660.9M	0.8%	$41,184,309	$462.99	5.6%	$492.82	176	5.4%
2020	49	$2.1B	3.2%	$65,115,224	$431.53	5.1%	$491.38	176	5.4%
2019	37	$3B	3.4%	$90,206,884	$522.86	5.5%	$486.48	174	5.4%
2018	62	$3.1B	5.8%	$53,085,305	$378.54	5.1%	$463.57	166	5.4%
2017	85	$6.3B	10.1%	$79,630,910	$392.38	5.0%	$451.63	161	5.3%
2016	96	$7.3B	10.4%	$84,117,152	$456.49	4.7%	$440.37	157	5.3%
2015	72	$2.6B	5.0%	$44,369,728	$344.91	5.3%	$410.46	147	5.3%
2014	63	$5.4B	9.6%	$89,019,933	$354.54	6.7%	$375.24	134	5.5%
2013	73	$6.7B	13.7%	$100,968,046	$316.13	5.8%	$347.02	124	5.7%
2012	67	$2.4B	6.4%	$65,358,019	$276.22	6.4%	$323	115	5.9%
2011	28	$1.4B	3.1%	$51,801,776	$283.09	7.8%	$309.83	111	6.1%
2010	16	$647.4M	1.9%	$53,780,838	$248.28	6.4%	$277.02	99	6.6%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

3 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$447.15	199	5.7%
2024	-	-	-	-	-	-	$433.73	193	5.6%
2023	-	-	-	-	-	-	$415.74	185	5.6%
2022	-	-	-	-	-	-	$394.55	176	5.7%
2021	-	-	-	-	-	-	$399.67	178	5.6%
YTD	186	$1.5B	2.5%	$10,955,259	$435.09	5.7%	$402.36	179	5.7%
2020	162	$1.3B	2.4%	$10,360,039	$349.70	5.9%	$393.36	175	5.7%
2019	241	$3.5B	4.5%	$20,523,507	$552.30	5.6%	$392.37	175	5.7%
2018	292	$2.9B	5.8%	$13,736,641	$354.33	5.2%	$372.48	166	5.7%
2017	337	$2.8B	6.7%	$12,957,239	$309.95	5.8%	$359.01	160	5.7%
2016	247	$2.2B	4.9%	$12,391,084	$313.83	5.5%	$349.48	156	5.6%
2015	279	$2.7B	6.7%	$12,730,734	$273.65	6.0%	$328.12	146	5.7%
2014	273	$2B	5.2%	$10,194,403	$267.27	6.0%	$299.82	134	5.8%
2013	249	$1.9B	5.7%	$10,493,478	$223.31	6.6%	$272.51	121	6.1%
2012	254	$981.6M	4.1%	$7,669,606	$189.84	8.2%	$252.56	112	6.3%
2011	191	$1.1B	3.7%	$9,027,888	$233.40	8.1%	$242.33	108	6.5%
2010	146	$551.5M	2.0%	$6,483,352	$195.16	8.1%	$217.25	97	7.0%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

1 & 2 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$444.04	204	5.7%
2024	-	-	-	-	-	-	$430.13	198	5.7%
2023	-	-	-	-	-	-	$411.65	190	5.6%
2022	-	-	-	-	-	-	$389.93	180	5.7%
2021	-	-	-	-	-	-	$394.29	182	5.7%
YTD	350	$1.1B	3.1%	$3,454,200	$348.84	5.1%	$393.06	181	5.7%
2020	294	$776.3M	1.9%	$2,920,800	$396.40	5.2%	$383.32	177	5.7%
2019	480	$1.3B	3.3%	$3,763,895	$426.92	5.5%	$384.96	177	5.7%
2018	686	$1.1B	4.8%	$2,757,486	$319.51	5.4%	$364.70	168	5.7%
2017	824	$1.3B	6.8%	$3,150,539	$309.77	5.3%	$349.41	161	5.7%
2016	686	$1.5B	6.1%	$3,297,824	$276.78	5.4%	$334.63	154	5.7%
2015	751	$1.3B	5.2%	$2,735,158	$280.70	5.5%	$311.17	143	5.8%
2014	647	$1.2B	5.2%	$2,596,067	$248.29	6.7%	$282.39	130	5.9%
2013	553	$888.2M	4.6%	$2,260,740	$216.36	6.4%	$255.17	118	6.2%
2012	526	$548.2M	3.8%	$1,841,827	$200.83	6.1%	$236.23	109	6.5%
2011	422	$405.1M	3.0%	$1,660,038	$175.73	7.2%	$226.11	104	6.7%
2010	236	$255.5M	1.5%	$1,409,229	$200.93	6.6%	$203.83	94	7.2%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Retail Market Report

Los Angeles - CA

PREPARED BY

CITY OF LONG BEACH

Andrew Chang
Program Specialist

CoStar™

RETAIL MARKET REPORT

Overview

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
797K	210K	5.2%	0%

The Los Angeles retail sector was particularly exposed to the pandemic, but certain segments strengthened and retailers were able to make investments that added technology to operations that could lower labor costs and streamline services. Goods retailers like home goods and furniture had sales increase. Grocery stores and fitness centers drive traffic to properties and have been pursued as anchors to neighborhood centers and new mixed-use developments.

The retail sector will need to evolve and rightsize by repurposing or demolishing defunct retail properties. Some longtime vacant big-box sites with excellent freeway access were acquired with plans to reposition them as industrial sites. For example, a vacant 140,000-SF former Costco site in Montebello was sold to a developer that reached an agreement with the city to convert a portion of the site to a last-mile delivery facility. That follows the conversion of a former Costco site to an Amazon last-mile facility in Torrance last year. Industrial developer CenterPoint Properties recently acquired a longtime vacant former Walmart store in Norwalk that also meets the typical criteria of a last mile facility.

Vacancy has increased for several years, and all plausible economic scenarios in CoStar's property market forecast anticipate market vacancy to rise for at least the near term. Average asking rates are projected to correspondingly decline through the end of the year.

The current construction pipeline is modest and will have little impact on market fundamentals on a metro-wide basis. Construction is bifurcated among high-end retail in major mixed-use developments and small retail pads usually with drive-thru capabilities. Large projects nearing completion include The Grand on Bunker Hill in Downtown Los Angeles and Hollywood Park in Inglewood. Construction will commence early next year on the waterfront development project in San Pedro that will add 100,000 SF at the Ports O'Call village.

Los Angeles has some of the most prized and expensive retail real estate in the nation, much of which is on the Westside. Beverly Hills and its famed Rodeo Drive are world renowned, but other high-street retail districts in Abbot Kinney, Santa Monica, and West Hollywood have rental rates that surpass the highest rates in most other markets.

One underlying advantage L.A. retail has compared to most markets in the nation is its relatively lower retail stock per capita. As an example, Los Angeles has about 20% less retail square footage than the Chicago metro despite having a higher population. Development is much harder to launch in L.A. than in more pro-growth metros with greater land availability and potential retail sites compete with industrial and multifamily uses. While there is obsolete retail that needs to be filtered out of the local market, these properties are coveted for a variety of conversion options.

Overview

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	42,911,469	8.2%	$43.51	6.6%	(1,064)	0	49,814
Power Center	23,871,759	3.9%	$32.36	4.3%	1,200	0	4,200
Neighborhood Center	102,303,432	7.0%	$31.10	8.6%	3,627	0	355,287
Strip Center	36,081,325	5.3%	$29.14	6.1%	(9,353)	0	31,700
General Retail	239,193,848	3.9%	$32.85	5.1%	(11,370)	0	1,178,306
Other	2,745,698	7.8%	$38.88	9.3%	0	0	0
Market	447,107,531	5.2%	$33.18	6.1%	(16,960)	0	1,619,307

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0%	4.7%	4.7%	5.7%	2010 Q1	3.0%	2007 Q3
Net Absorption SF	210K	935,614	1,468,509	6,891,784	2007 Q3	(4,167,346)	2009 Q3
Deliveries SF	797K	2,307,799	1,646,148	6,518,848	2008 Q4	819,232	2021 Q3
Rent Growth	0%	1.2%	2.7%	5.4%	2007 Q2	-5.3%	2009 Q4
Sales Volume	$4.8B	$3.5B	N/A	$5.7B	2015 Q2	$979.6M	2009 Q4

Leasing

Gross leasing activity since the onset of the pandemic has seen a sustained pickup since cratering in 20Q2. Generally, the categories with high leasing activity have been grocery, restaurants, and fitness. At the metro level, the 5.2% rate has receded slightly from its highest level in seven years. Net absorption is on track for its first positive quarter in 21Q3 in two years and will total its highest amount in four years. East Hollywood/Silverlake has the highest 12-month rolling net absorption totals among submarkets followed by the Santa Clarita Valley and Inglewood/South LA. Conversely, Eastern SGV, Santa Monica, Downtown Los Angeles, and Koreatown each have more than 100,000 SF of negative absorption during that period.

Fitness centers have been successful at utilizing outdoor space, especially in Southern California, where the weather permits outdoor training and exercise for the vast majority of the year. Notable leases include Gold's Gym, which leased 45,000 SF at the north end of Third Street Promenade in Santa Monica. Chuze Fitness signed a 15-year, 40,000-SF lease in La Verne to anchor a center that was previously occupied by Orchard Supply Hardware. Chuze Fitness has added many locations in other parts of Southern California, but this is only its second location in L.A. County. In Whittier, EOS Fitness leased 37,340 SF at The Groves, a master-planned community being by Brookfield in partnership with Lennar Homes. Plans include 150,000 SF of new retail space with Stater Bros. grocer occupying 45,000 SF.

Restaurants were active signing leases for high-profile locations that were vacated over the past two years and in new construction. Hollywood Japanese hotspot Yamashiro signed a lease at the Ports O'Call waterfront redevelopment in San Pedro. At 5100 Wilshire Blvd. in Miracle Mile, the 6,350-SF ground floor restaurant space was leased with an opening planned for next year. Maple & Ash leased 13,672 SF at the MGM building at 835 N Beverly Drive for the first California location of the concept crafted by two-Michelin-star chef Danny Grant that serves seafood and steaks. Other major announcements were famed New York chef Daniel Boulud agreeing to occupy 6,500 SF at a ground-floor restaurant space for the office building under construction at 9200 Wilshire Blvd. in Beverly Hills.

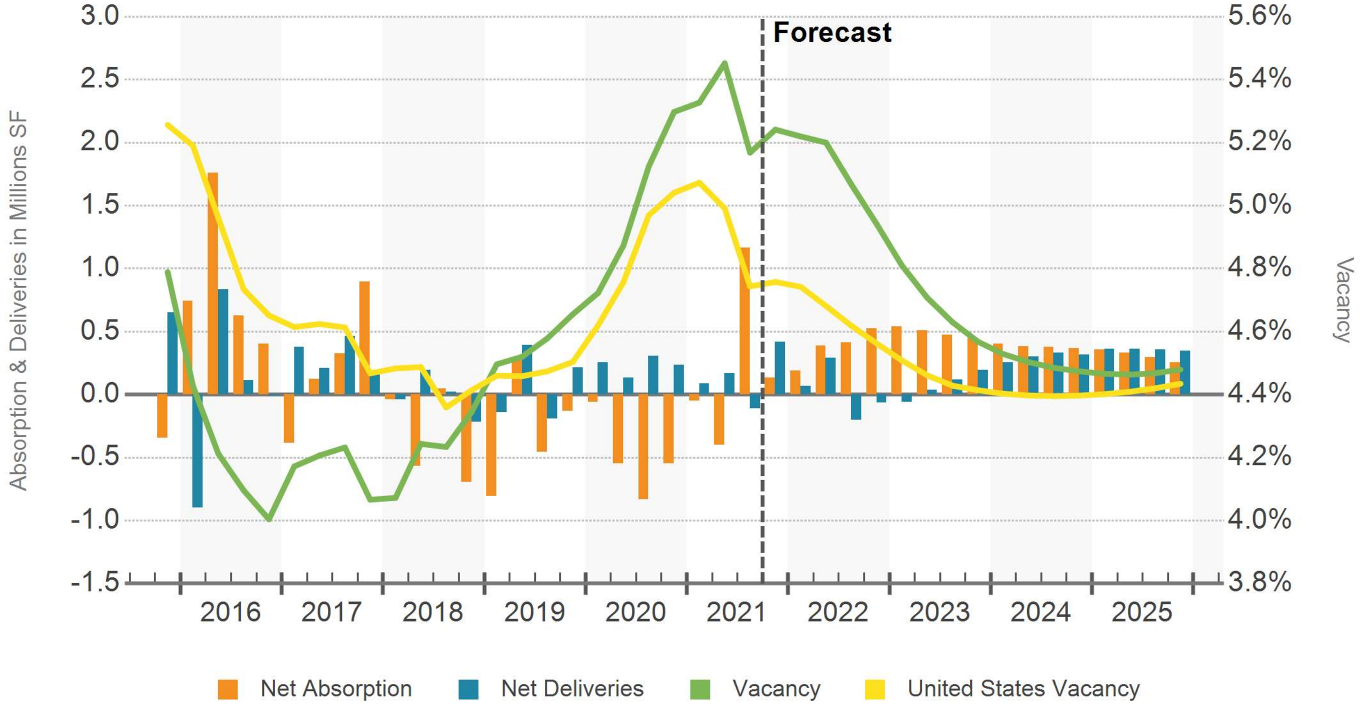
Grocers have been active, having thrived during the pandemic as an essential business. Amazon opened its first Amazon Fresh location in the nation in Woodland Hills. Since then, more than a dozen of the grocery stores have opened in Southern California including Long Beach, Ladera Heights, North Hollywood, Northridge, and Whittier. Amazon recently announced that a Whole Foods location in Sherman Oaks would be the first in the country to utilize its cashierless technology next year.

Grocers are also coveted as key anchors to new developments. Local chain Gelson's preleased 36,000 SF at West Edge, a large-mixed use project under construction in West L.A. Erewhon, a high-end grocer with six locations in L.A. County, signed a 15,000-SF lease at the Culver Steps development in Culver City in the ground floor of an office building leased by Amazon Studios. Other ground floor retail tenants include Pop's Bagels, Philz Coffee, Salt & Straw and Corepower Yoga. Erewhon will also open locations in Beverly Hills and Studio City later this year.

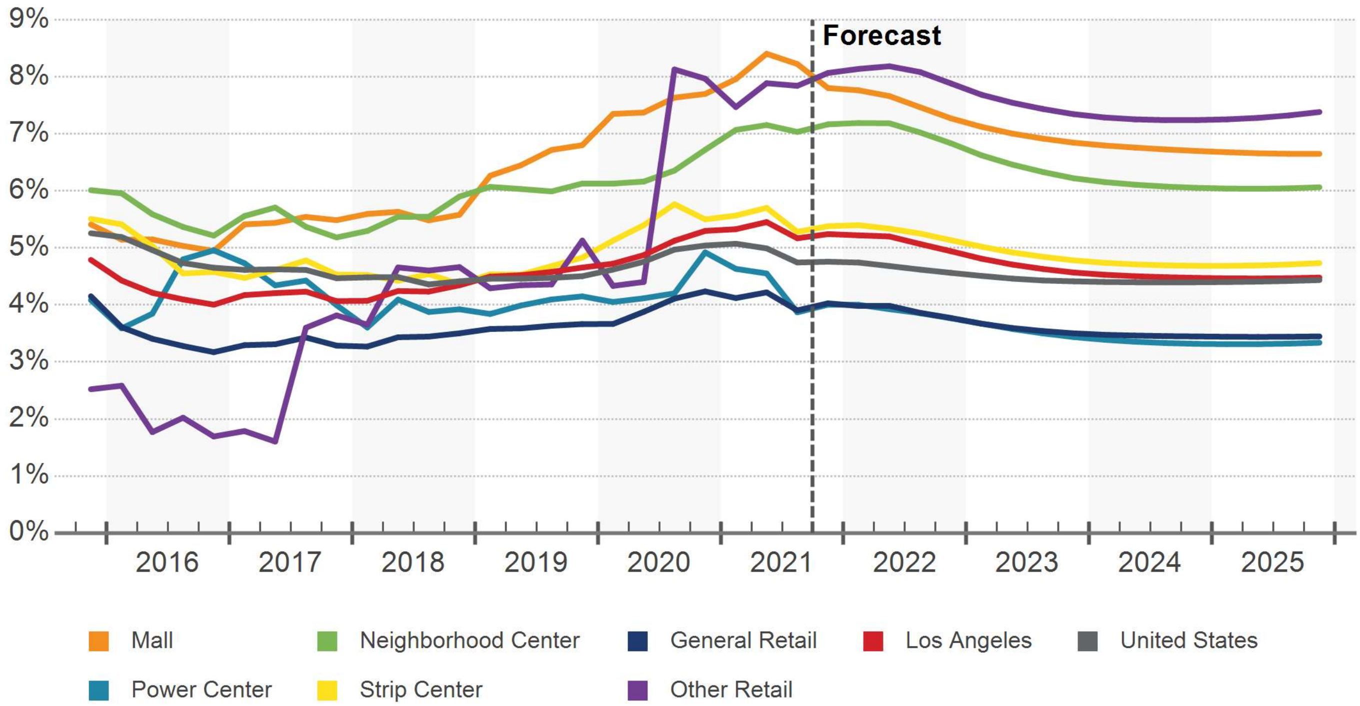
Other bright spots include non-traditional retail uses such as education, religious, and medical tenants. These tenants add stability to a property and provide cash flow to investors who are struggling with the pressures that the brick-and-mortar retail industry has faced from online competitors. In Santa Clarita, a church signed a three-year deal for 23,600 SF at 23744-23780 Newhall Ave. as an anchor tenant inside of the strip mall. The property was offered at $1/SF/month triple net with free rent concessions. In the Mid-Cities Submarket, OFL Charter Schools signed a 13,000-SF lease in July at 2001 N Long Beach Blvd. in Compton for a newly renovated space.

Leasing

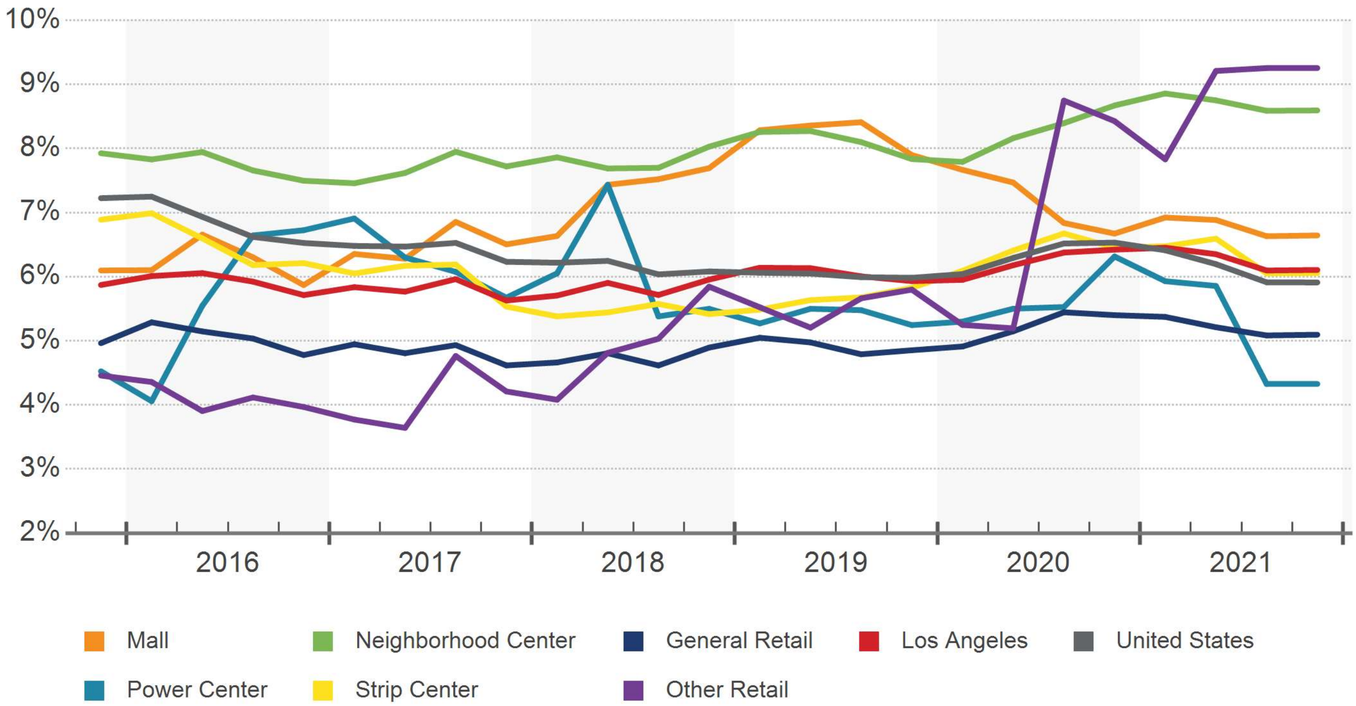
NET ABSORPTION, NET DELIVERIES & VACANCY



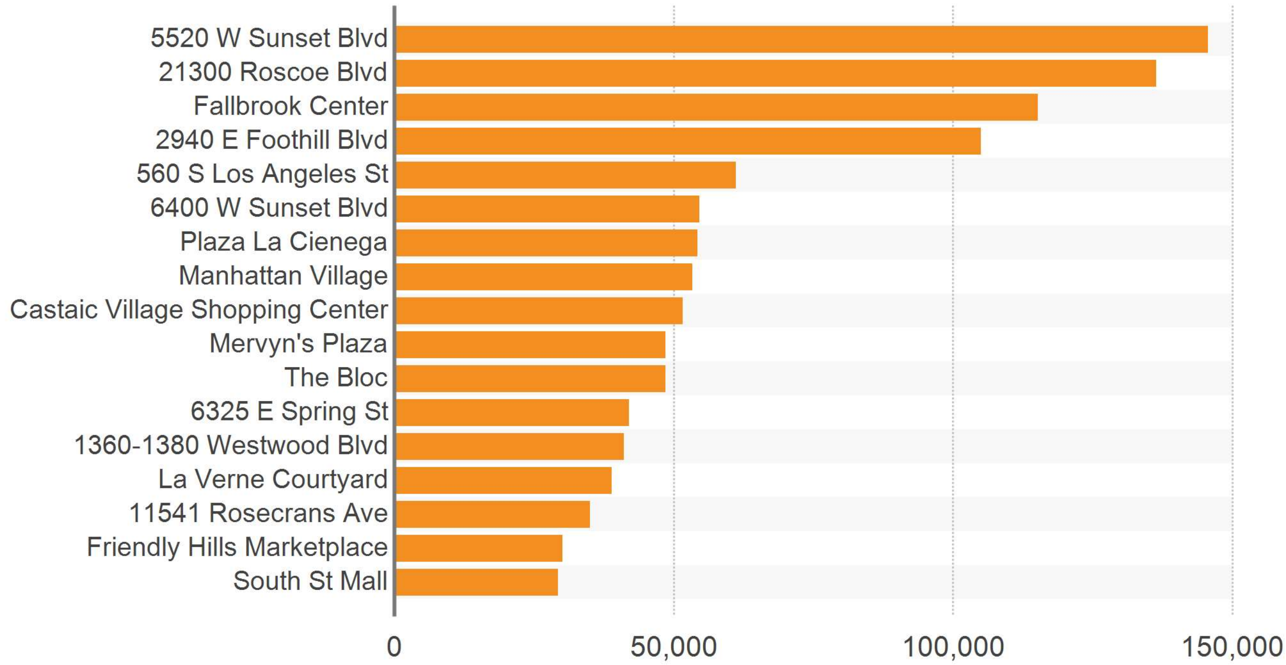
VACANCY RATE



AVAILABILITY RATE



12 MONTH NET ABSORPTION SF IN SELECTED BUILDINGS



Building Name/Address	Submarket	Bldg SF	Vacant SF	Net Absorption SF				
				1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	12 Month
5520 W Sunset Blvd	East Hollywood/Silve…	194,749	34,820	(4,320)	(9)	0	0	145,645
21300 Roscoe Blvd	Western SFV	136,325	0	136,325	0	0	0	136,325
Fallbrook Center	Woodland Hills/Warn…	153,597	0	115,234	0	0	0	115,234
2940 E Foothill Blvd	Pasadena	105,000	0	105,000	0	0	0	105,000
560 S Los Angeles St	Downtown Los Angeles	61,077	0	0	0	61,077	0	61,077
6400 W Sunset Blvd	Hollywood	54,632	0	0	0	54,632	0	54,632
Plaza La Cienega	West Los Angeles	216,756	2,611	(1,091)	0	1,480	0	54,253
Manhattan Village	El Segundo	53,300	0	0	53,300	0	0	53,300
Castaic Village Shopping Center	Santa Clarita Valley	53,779	0	0	51,619	0	0	51,619
Mervyn's Plaza	Torrance	165,000	0	48,544	0	0	0	48,544
The Bloc	Downtown Los Angeles	400,000	0	0	0	48,479	0	48,479
6325 E Spring St	Long Beach: Suburban	42,000	0	0	42,000	0	0	42,000
1360-1380 Westwood Blvd	Westwood	45,000	0	0	0	0	0	41,086
La Verne Courtyard	Eastern SGV	74,368	720	0	39,592	0	0	38,934
11541 Rosecrans Ave	Mid-Cities	41,720	0	0	0	35,000	0	35,000
Friendly Hills Marketplace	Southeast Los Angeles	30,044	0	30,044	0	0	0	30,044
South St Mall	Mid-Cities	29,320	0	0	0	29,320	0	29,320
Subtotal Primary Competitors		1,856,667	38,151	429,736	186,502	229,988	0	1,090,492
Remaining Los Angeles Market		445,918,939	23,192,056	(482,972)	(583,182)	966,623	(19,768)	(880,727)
Total Los Angeles Market		447,775,606	23,230,207	(53,236)	(396,680)	1,196,611	(19,768)	209,765

TOP RETAIL LEASES PAST 12 MONTHS

Building Name/Address	Submarket	Leased SF	Qtr	Tenant Name	Tenant Rep Company	Leasing Rep Company
Fallbrook Center	Woodland Hills/Warner Ctr	115,234	Q1 21	Furniture City	-	Colliers International
Sherman Oaks Galleria	Sherman Oaks	87,046	Q2 21	Regal Cinemas	-	JLL
Food 4 Less *	Inglewood/South LA	79,101	Q4 20	Food 4 Less	-	Newmark
Crossroads Plaza	Southeast Los Angeles	60,000	Q1 21	-	-	Colliers International
6400 W Sunset Blvd	Hollywood	54,632	Q2 21	Impact Museums	Savills	Cushman & Wakefield
LA Kings Valley Ice Center *	Eastern SFV	52,254	Q4 20	LA Kings Valley Ice Center	Agora Realty & Man…	Agora Realty & Manag…
Norwalk Fitness Village *	Southeast Los Angeles	50,000	Q4 20	LA Fitness	-	-
The Groves-Whittier	Southeast Los Angeles	45,110	Q2 21	Stater Bros. Markets	Remer Radcliff Corp…	Retail Insite
Third Street Promenade	Santa Monica	44,697	Q2 21	Gold's Gym	JLL	JLL
Hawaiian Gardens Towne Center	Long Beach: Suburban	43,130	Q1 21	Eos Fitness	-	JLL
La Verne Courtyard	Eastern SGV	39,592	Q2 21	Chuze Fitness	-	Treelane Realty
The Groves-Whittier	Southeast Los Angeles	37,340	Q2 21	EOS Fitness	Retail Insite	Retail Insite
West Edge	West Los Angeles	36,000	Q2 21	Gelson's	-	Beta;CBRE
11541 Rosecrans Ave	Mid-Cities	35,000	Q1 21	AltaMed	-	CBRE
Westrux International	Southeast Los Angeles	32,489	Q3 21	Westrux International	-	-
Cerritos Plaza South *	Mid-Cities	28,000	Q4 20	CVS	-	Coreland Companies
5240 Lankershim Blvd *	North Hollywood	28,000	Q2 21	Laemmle Noho 7	-	-
44805-44819 10th St W	Antelope Valley	26,402	Q1 21	Boulevard Hydro Inc.	RE/MAX Crissman…	Coldwell Banker Comm…
Northridge University Plaza	Western SFV	25,950	Q1 21	-	-	David Moradzadeh
Bouquet Canyon Plaza	Santa Clarita Valley	23,885	Q2 21	Seafood City	CBRE	Cypress Retail Group
Stagecoach Plaza	Santa Clarita Valley	23,600	Q3 21	The Center Church	-	Lee & Associates;Lee…
Carson Shopping Center *	Torrance	23,000	Q3 21	CVS Pharmacy	-	CBRE
18247 Sherman Way	Western SFV	22,333	Q4 20	WSS	NAI Capital	Springstead & Associates
Avalon Plaza	Torrance	22,275	Q4 20	-	-	JLL
5439 N Rosemead Blvd	Western SGV	22,000	Q4 20	TS Emporium	CBRE	CBRE
888 S Vermont Ave	Koreatown	21,786	Q4 20	-	-	CBRE
21243 Avalon Blvd	Torrance	21,781	Q2 21	-	-	Lee & Associates
99 Cents Only Store	Western SFV	20,250	Q3 21	-	-	Mushmel Properties Co…
Fallas Paredes	Mid-Cities	20,000	Q2 21	-	-	Beta
Office Depot	Miracle Mile	19,450	Q1 21	-	-	Kennedy Wilson Proper…
Santa Fe Springs Marketplace *	Southeast Los Angeles	18,014	Q4 20	O'Reilly Auto Parts	-	America West Properti…
Skyline Ranch Plaza	Santa Clarita Valley	18,000	Q4 20	Grocery Outlet	-	NAI Capital
Former Toys R US - Redevelopment…	Antelope Valley	18,000	Q3 21	-	-	Cushman & Wakefield |…
22850 Hawthorne Blvd	Torrance	18,000	Q2 21	Universal Appliance	NAI Capital	NAI Capital
Santa Fe Springs Marketplace	Southeast Los Angeles	17,880	Q2 21	Pic N Save	Lee & Associates	Lee & Associates Com…
Indian Hill Plaza	Eastern SGV	17,800	Q3 21	-	-	Reliable Properties
Coliseum Center *	Culver City	17,755	Q2 21	Goodwill	-	-
Lancaster Commerce Center	Antelope Valley	17,404	Q4 20	Hope of the Valley Thrift S…	-	-
The Shoppes @ Highlander Center	Western SGV	17,400	Q4 20	Grocery Outlet	Newmark;Springste…	Globe Properties;Lee &…
Destination O-Eight	Antelope Valley	17,000	Q4 20	AutoZone	Canaan Pacific	CBRE

*Renewal

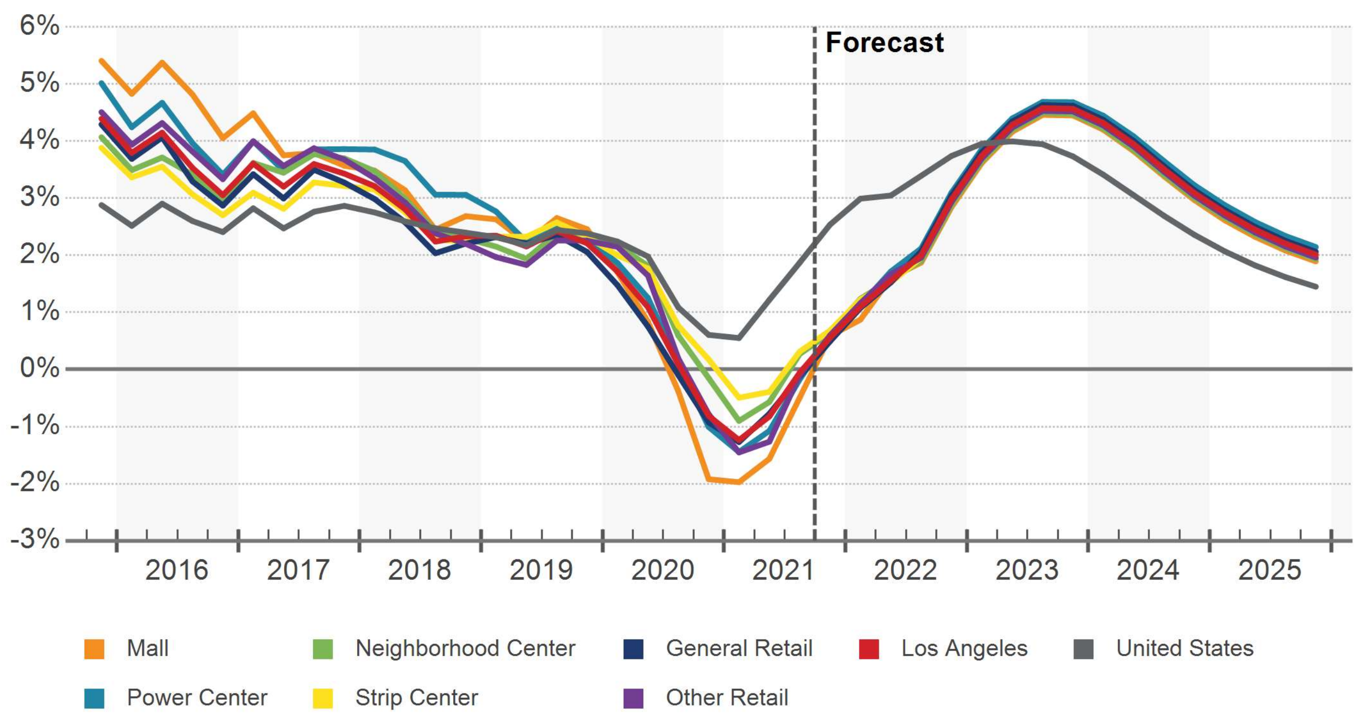
Rent

Retail rents in Los Angeles have declined since the onset of the pandemic and hover around $33.00/SF. That's about 50% higher than the national average of $22.00/SF. Other metro areas have recovered much faster than Los Angeles. However, from early 2012 to the first half of 2020, average asking rates increased by 27% in L.A., outpacing the national average, which saw gains of 21% during this period.

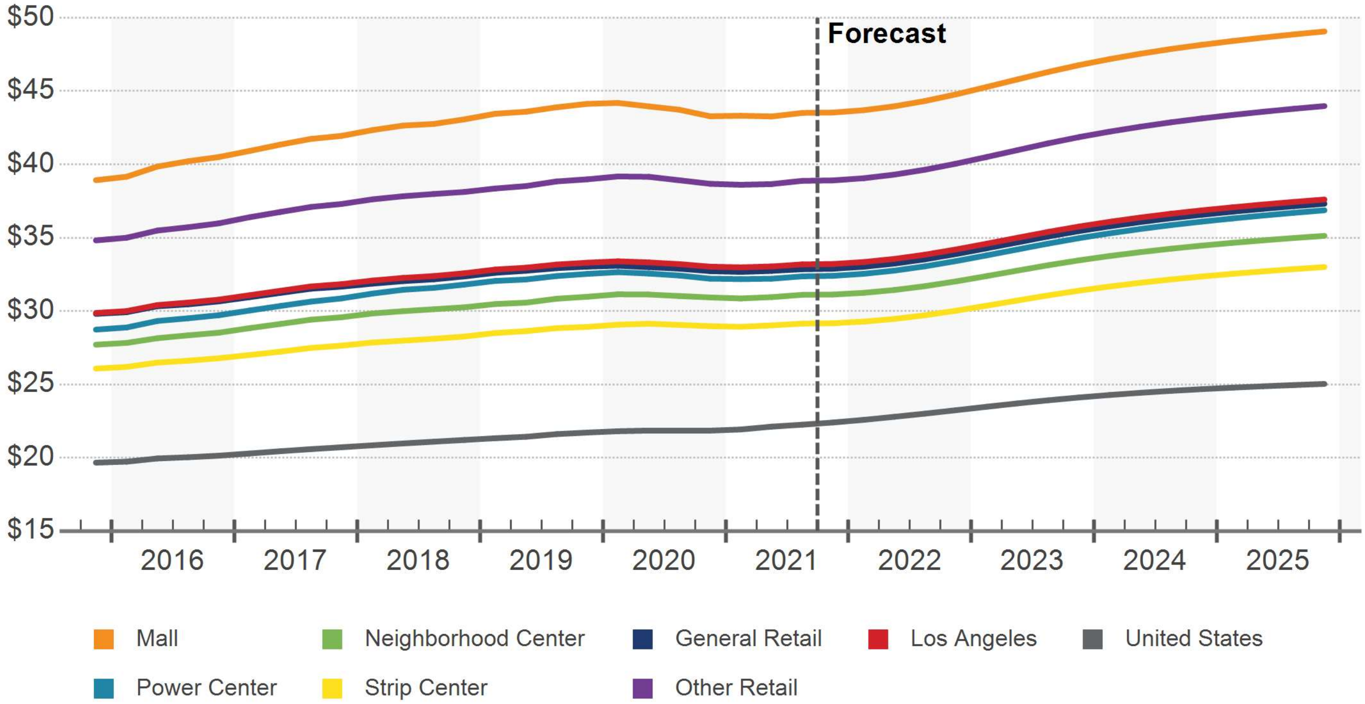
Current average asking rates are down 0.0% year over year. In terms of retail subtypes, all had declines in 21Q2, but strip and neighborhood center rates declined at a slower pace relative to the power centers, malls, and general retail segments. Only a very small number of submarkets have positive annual rent growth, mainly in the northern part of the county. The San Fernando, Santa Clarita and Antelope Valleys are among the strongest performing submarkets for rent increases, although gains are minimal.

Notably, there is a wide spread in asking rates in Greater Los Angeles. Average rents are four times higher in Beverly Hills than in parts of the San Gabriel Valley. Looking ahead, metro rental rates are projected to decline for at least the near term based on the CoStar baseline economic rent forecast.

MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET



The past 12 months have had 340,000 SF of new retail space deliver in L.A. County. The most notable completion in 21Q2 was the 53,000-SF retail expansion of the Manhattan Village shopping center in Manhattan Beach. The Village Shops space is all outdoors and replaced indoor portions that were on the site. Tenants in the expansion portion include Boa Steakhouse, Roku Sushi, Canadian restaurant Joey and a slew of casual restaurants, fitness studios, and clothing retailers. In Long Beach, ground-up construction of a new 42,000-SF grocery store completed at the Lakewood Plaza Marketplace in East Long Beach with Amazon Fresh as the tenant. The former Haggen Food & Pharmacy space was reduced in size by 10,000 SF, and outdoor seating was added. Ivy Station in Culver City is expecting grand openings for its tenants by year end including Equator Coffees, LA Ale Works, Mamoun's falafel, StretchLab, YogaSix and Healthy Spot.

Looking at the current construction pipeline, there is 1.7 million SF of retail space under construction in the metro. This is modest from a historical perspective. Two very high-profile projects are expected to deliver by the end of the year. Related California's The Grand project on Bunker Hill in Downtown Los Angeles will add 175,000 SF of retail space to the massive mixed-use apartment, condo, and hotel project. Also in Downtown Los Angeles, the mixed-use Oceanwide Plaza in South Park was slated to complete in 2019 with just over 150,000 SF of retail space, but the Chinese-owned project adjacent to Staples Center halted construction due to funding issues.

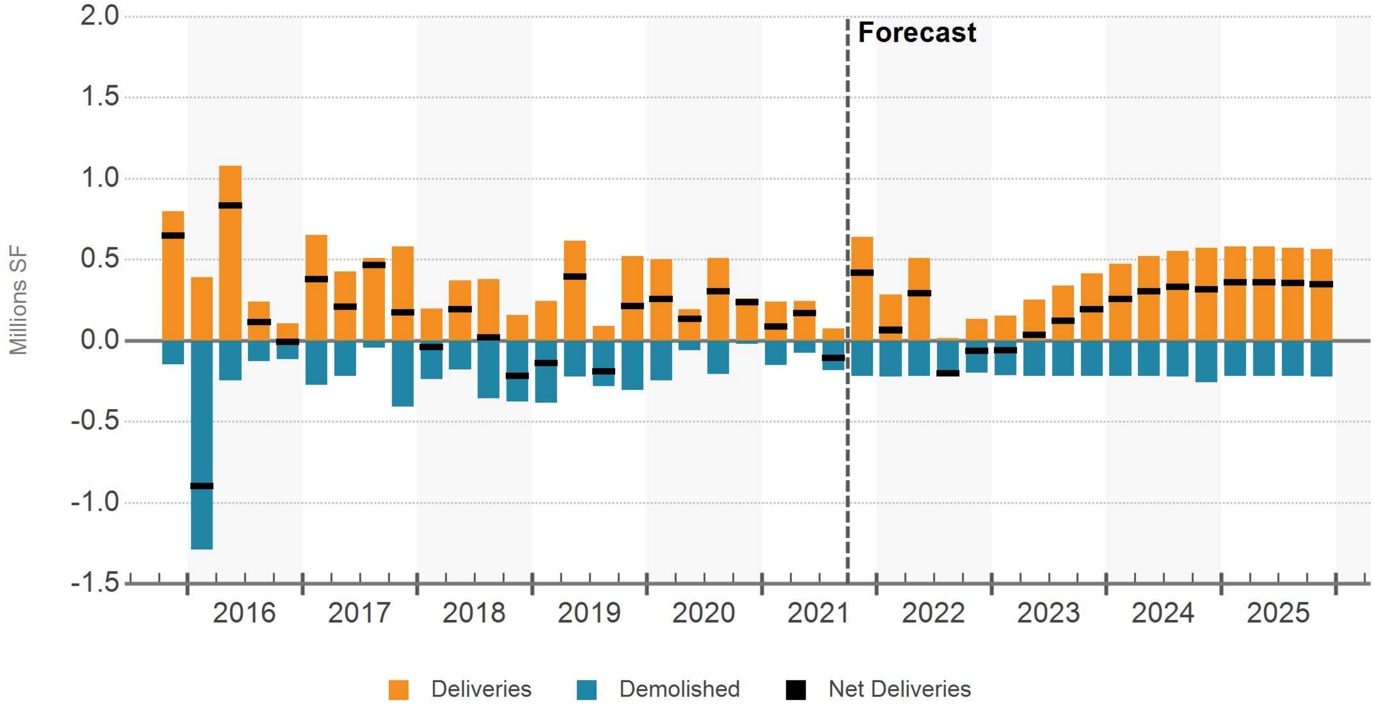
Work is nearing completion on the first phase of the retail portion of the Hollywood Park development in Inglewood adjacent to SoFi Stadium. Phase one will deliver 160,000 SF of new space. Tenants in the project include a mix of local and national tenants such as a gastropub run by the founder of the Three Weavers Brewing Company, Olympix Fitness, and Cinepolis Luxury Cinemas, a luxury theater chain based in Mexico.

Santa Monica has more than 100,000 SF of new construction underway, most in ground-floor retail in multifamily developments. The largest project is the retail portion of a large mixed-use development at 500 Broadway called The Park. The 54,000-SF ground-floor retail development at the site of the former Fred Segal store will anchor a seven-story, 262-unit project that will finish in 2022. Santa Monica is an excellent example of the changing dynamics for retail properties. While the new construction mixed-use development will add retail, the nearby Santa Monica Place mall is seeking to convert space vacated by Bloomingdale's into office.

In Beverly Hills, two major planned hotel projects include significant ground-floor retail amenities. On Rodeo Drive, French luxury goods company LVMH is planning construction on a 115-room Cheval Blanc hotel that will include 24,300 SF of ground-floor and second-floor retail space. Meanwhile, at the longtime vacant Robinson's May site on Wilshire Blvd., the city council approved a $2 billion mixed-use development that includes approximately 35,000 SF of retail and restaurant space.

In San Pedro, work is finally set to commence on the West Harbor project that will redevelop the Ports O'Call village into a waterfront development with restaurants and retail. Approximately 65,000 SF was preleased to seven tenants including Hollywood's famed Japanese restaurant Yamashiro. The project is slated to open in 2023.

DELIVERIES & DEMOLITIONS



SUBMARKET CONSTRUCTION

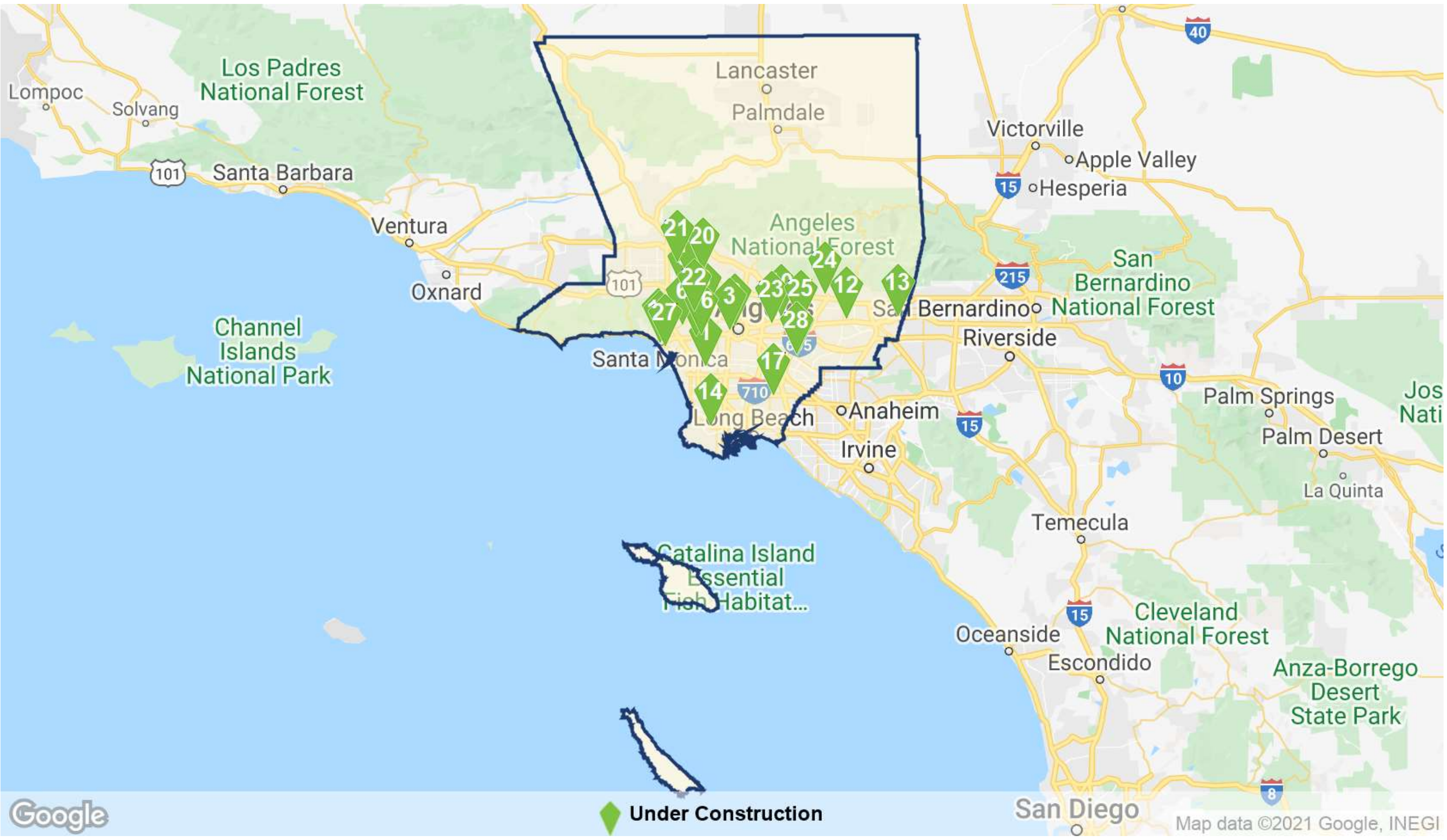
		Under Construction Inventory					Average Building Size		
No.	Submarket	Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	Downtown Los Angeles	2	329	176	53.5%	8	17,407	164,596	2
2	Inglewood/South LA	1	320	320	100%	1	6,929	320,000	1
3	Southeast Los Angeles	13	154	146	94.5%	4	8,099	11,847	10
4	Culver City	2	119	73	61.3%	7	8,714	59,500	5
5	Century City	1	94	4	3.7%	10	177,443	94,000	3
6	Studio/Universal Cities	1	94	90	95.3%	3	7,297	94,000	3
7	Western SGV	7	92	76	82.7%	5	8,974	13,187	9
8	Santa Monica	3	78	24	31.1%	9	8,674	26,129	6
9	West Hollywood	3	78	58	74.7%	6	8,031	26,050	7
10	Eastern SGV	3	74	74	100%	1	11,992	24,748	8
	All Other	26	219	63	29.0%		9,372	8,407	
	Totals	62	1,652	1,104	66.9%		9,466	26,643	

Under Construction Properties

Los Angeles Retail

Properties	Square Feet	Percent of Inventory	Preleased
64	1,658,572	0.4%	67.0%

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1	3883 W Century Blvd	★★★★☆	320,000	1	Apr 2020	Apr 2022	Wilson Meany The Kroenke Group
2	The Grand 100 S Grand Ave	★★★★★	176,000	20	Feb 2019	Mar 2022	Related California Irvine Related California Irvine
3	The Collection at Ocean… 1110 S Figueroa St	★★★★★	153,192	3	Mar 2017	Nov 2021	China Oceanwide Holdings Co. Ltd. China Oceanwide Holdings Co. Ltd.
4	Cumulus District 3321 S La Cienega Blvd	★★★★☆	100,000	1	Oct 2018	Nov 2021	Carmel Partners Carmel Partners
5	The Shops at The Sports… 12825 Ventura Blvd	★★★☆☆	94,000	2	Aug 2019	Nov 2021	Weintraub Real Estate Group Midwood Investment & Developm…
6	Century Plaza Retail 2025 Avenue of the Stars	★★★★★	94,000	46	Dec 2017	Nov 2022	- Woodridge Capital Partners LLC
7	The Groves Sorenson Ave	★★★☆☆	82,450	1	Jan 2019	Nov 2021	- Brookfield Asset Management, Inc.

Under Construction Properties

UNDER CONSTRUCTION

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
8	960-962 N La Brea Ave	★★★★☆	58,417	5	Oct 2018	Dec 2021	BMB Investment Corporation BMB Investment Corporation
9	The Park Retail Portion 500 Broadway	★★★★☆	54,000	1	Nov 2019	Nov 2021	Witkoff KRE Capital, LLC
10	The Shops and Residenc… 101-111 W Valley Blvd	★★★★☆	48,126	5	Jan 2017	Jan 2022	AYS Hospitality Inc. AYS Hospitality Inc.
11	NOHO West Retail G 6150 Laurel Canyon Blvd	★★★★★	44,314	2	Aug 2020	Nov 2021	Merlone Geier Management, Inc. Goldstein Planting Investments
12	2539 E Garvey Ave N	★★★☆☆	42,455	1	Jul 2021	Jan 2022	- -
13	Mazda 667 Auto Center Dr	★★★☆☆	30,590	-	Apr 2021	Nov 2021	Sam Ershadi Sam Ershadi
14	Atrium Design Center 2413 Pacific Coast Hwy	★★★★☆	26,991	3	Feb 2018	Nov 2021	- South Bay Design Center Inc
15	Santa Monica College E… 1802 4th St	★★★☆☆	20,000	1	Jan 2018	Nov 2021	- City of Santa Monica
16	5211 W Adams Blvd	★★★★☆	19,000	3	Jan 2019	Nov 2021	- CIM Group, LP
17	Belle Fleur Centre NWC Bellflower Blvd and C	★★★☆☆	17,000	1	Jun 2021	Jun 2022	- -
18	Whittier Blvd	★★★☆☆	15,800	1	Jan 2019	Dec 2021	- Brookfield Asset Management, Inc.
19	R-2 3001 N Hollywood Way	★★★★☆	15,000	1	Dec 2019	Nov 2021	Overton Moore Properties Overton Moore Properties
20	R-1 3001-3007 N Hollywood W…	★★★★☆	15,000	1	Dec 2019	Nov 2021	Overton Moore Properties Overton Moore Properties
21	Roscoewood Center - Ne… 13767-13811 Roscoe Blvd	★★★☆☆	12,593	2	Feb 2018	Dec 2021	- Elias Shokrian
22	8533 Sunset 8533 W Sunset Blvd	★★★★☆	11,840	3	Dec 2016	Dec 2021	Simha Engineering & Assoc The Farid and Faranhaz Amid Fa…
23	550 W Garvey Ave	★★★☆☆	11,081	2	Aug 2018	Nov 2021	- HSL Realty, Inc.
24	2127 Huntington	★★☆☆☆	10,000	1	Dec 2020	Nov 2021	- -
25	10949 Garvey Ave	★★☆☆☆	10,000	1	Jul 2021	Feb 2022	- -
26	Bldg 4 Whittier Blvd	★★★☆☆	8,910	1	Jan 2019	Dec 2021	- Brookfield Asset Management, Inc.
27	613 Rose Ave	★★★☆☆	8,515	2	Nov 2017	Nov 2021	- Tatiana Botton
28	Bldg 1 Sorenson Ave	★★★☆☆	8,450	1	Jan 2019	Dec 2021	- Brookfield Asset Management, Inc.

Retail property sales volume totaled $4.8 billion for the past 12 months, which is the highest retail sales volume in the country during that time period, demonstrating the sheer size of the market. Properties in Los Angeles are still expensive compared with many Sun Belt markets, where occupancy and rent growth are higher.

Annual totals for 2020 were boosted by Simon Properties' 80% purchase of mall REIT Taubman's portfolio, which included the Beverly Center, valued at $560 million, as part of the $3.4 billion investment. Simon Properties acquired an 80% stake in the 100-property portfolio in 20Q4.

Recent mall sales include properties with potential to redevelop portions of the property with residential units. The largest sale of the quarter was Harridge Development Group's $140 million acquisition of Baldwin Hills Crenshaw Plaza mall in August. The mall was more than 50% vacant at the time of sale primarily because of vacancies by Walmart and Sears, among others. The mall has had several proposals for conversions and additions; Harridge envisions adding nearly 1,000 residential units at the 42-acre property over the next several years.

Another large shopping center that sold after more than a year on the market was Eagle Rock Plaza, which sold in June after ownership paused the sale due to the pandemic. New owners Atlas Capital Group and Eastern Real Estate acquired the 465,000-SF property for $76 million, or $163/SF, and could reposition the aging property in line with current trends for open-air lifestyle centers with restaurants, especially if anchor tenants close. The Macy's lease is set to expire in 2023. Residential prices in the area have appreciated considerably, and the site has significant parking that could be repurposed for a residential component.

Triple net deals to top-tier tenants generated high sales across a variety of categories. In Westchester, a triple net leased Amazon Fresh supermarket commanded $35 million for the, 29,456-SF store. The building was fully leased with 15 years left on the term. The in-place cap rate was reported at 4.2%. Small pad drive-thru restaurants generally traded with 4%-4.5% cap rates, depending on the neighborhood. In Manhattan Beach, a Carl's Jr. single-tenant drive thru sold for $5.6 million in September at a 3.85% cap rate. The seller, CalBay Development, had acquired it 19 months earlier for $3.5 million at a 4.25% cap rate, representing a 63% increase.

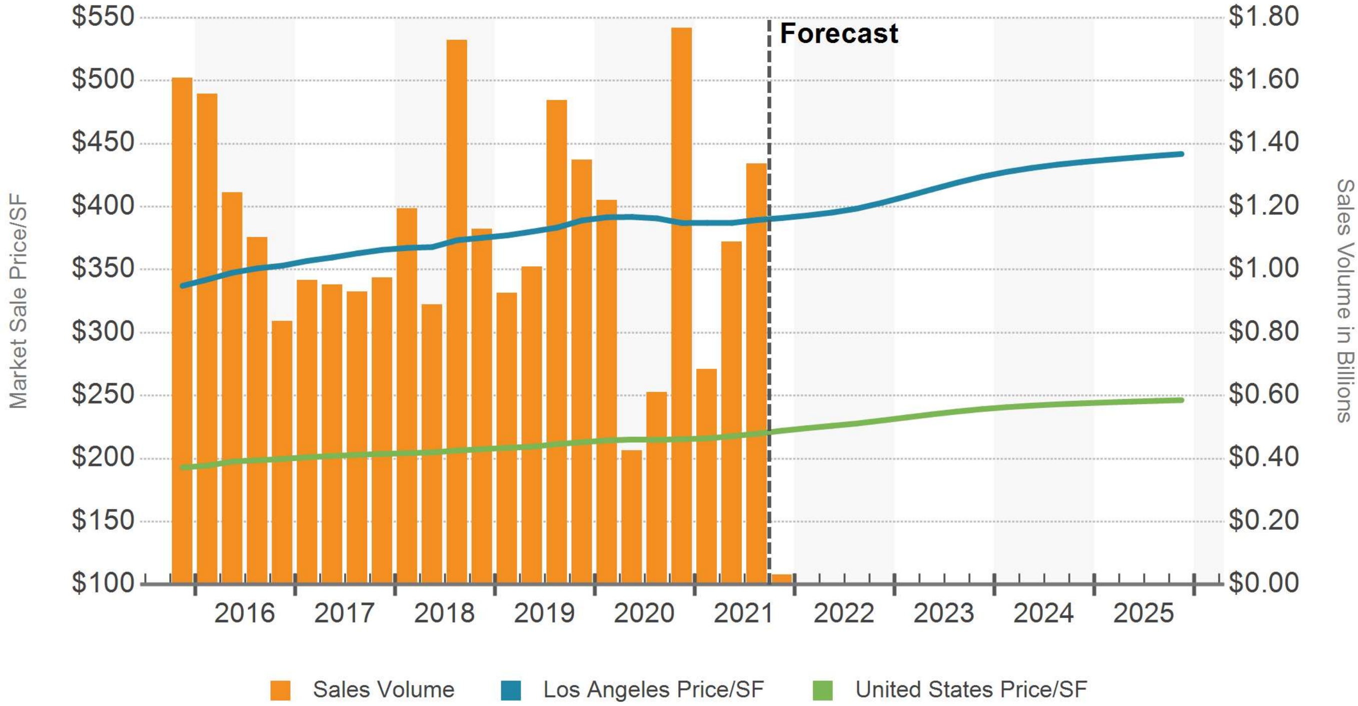
In Glendale, Decron Properties sold a freestanding retail building totaling 111,624 SF on 7.9 acres at 5040 San Fernando Road for $61.8 million, or $553/SF at a 4.5% cap rate. The property was fully leased to Home Depot on a triple net basis with eight years remaining on its lease.

The average modeled price per SF currently stands at $390, well above the national retail average of $220/SF. Average market cap rates, presently 5.4%, are far below the national average of 7.0%

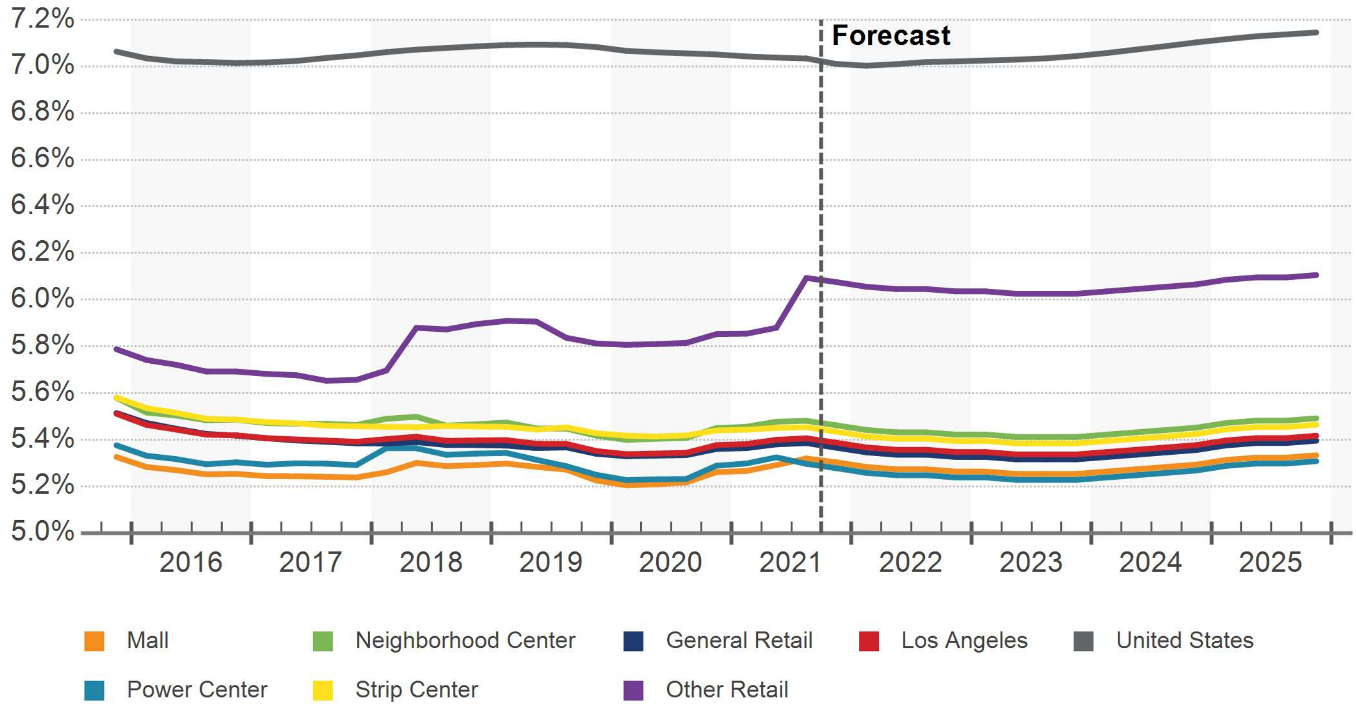
Declines in recent quarters have been modest. Downward pressure on pricing is forecast to persist for at least the near term in the metro, but it's worth noting that the sector is the most stratified among property types when it comes to asset performance and investor demand.

Sales

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE

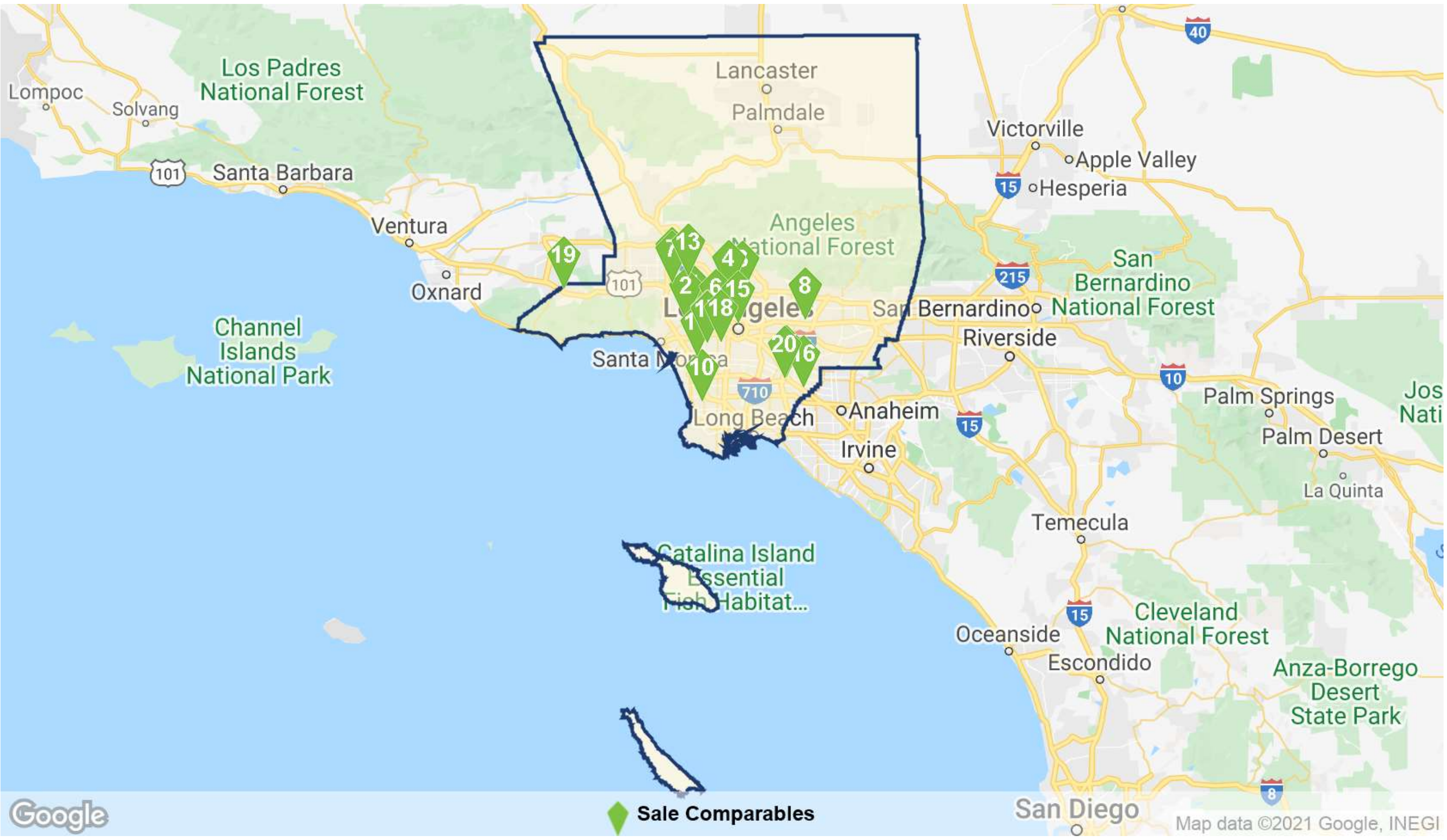


Sales Past 12 Months

Los Angeles Retail

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
1,466	5.2%	$368	6.3%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	$50,000	$3,414,717	$1,550,000	$558,981,214
Price/SF	$1.05	$368	$391	$18,900
Cap Rate	1.6%	5.2%	5.0%	10.0%
Time Since Sale in Months	0.0	5.5	5.1	12.0
Property Attributes	Low	Average	Median	High
Building SF	170	9,586	3,658	834,000
Stories	1	1	1	4
Typical Floor SF	170	7,205	3,300	292,505
Vacancy Rate At Sale	0%	6.3%	0%	100%
Year Built	1799	1958	1956	2021
Star Rating	★☆☆☆☆	★★☆☆☆ 2.3	★★☆☆☆	★★★★★

Sales Past 12 Months

RECENT SIGNIFICANT SALES

		Property				Sale			
	Property Name - Address	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1	Beverly Center 8500 Beverly Blvd	★★★★★	1982	834,000	0%	12/29/2020	$558,981,214	$838	-
2	457-459 N Rodeo Dr	★★★★★	1946	11,625	0%	11/13/2020	$122,000,000	$10,495	-
3	Eagle Rock Plaza 2700 Colorado Blvd	★★★☆☆	1974	445,370	7.5%	6/17/2021	$72,695,924	$163	-
4	5040 San Fernando Rd	★★★☆☆	1992	111,624	0%	8/27/2021	$61,750,000	$553	4.5%
5	5905 Van Nuys Blvd	★★★☆☆	2007	150,887	0%	11/4/2020	$58,465,948	$387	-
6	Gaju Market Place 450 S Western Ave	★★★☆☆	2016	91,883	0%	12/7/2020	$57,500,000	$626	5.0%
7	Keyes European Mercedes 5400 Van Nuys Blvd	★★★☆☆	2011	163,493	0%	11/4/2020	$54,300,000	$332	-
8	Longo Lexus 3530 Peck Rd	★★★☆☆	1985	292,505	0%	3/31/2021	$51,350,000	$176	-
9	Crenshaw Plaza 3650 W Martin Luther King…	★★★★☆	1947	343,879	0%	8/24/2021	$45,006,413	$131	-
10	South Bay Village 19330-19350 Hawthorne…	★★★☆☆	1971	104,906	0%	1/7/2021	$37,141,654	$354	-
11	6855 S La Cienega Blvd	★★★★☆	2020	29,456	0%	7/15/2021	$35,000,000	$1,188	4.2%
12	Macy's 4005 Crenshaw Blvd	★★★☆☆	1948	263,626	0%	8/24/2021	$34,000,000	$129	-
13	Sears 12121 Victory Blvd	★★★☆☆	1951	157,150	50.0%	6/1/2021	$33,900,000	$216	-
14	Walmart Supercenter 11729 Imperial	★★★★☆	1998	111,830	100%	5/4/2021	$32,300,000	$289	-
15	800-812 N Broadway	★★★★☆	1958	79,500	0%	7/19/2021	$29,500,000	$371	-
16	Westrux International 15555 Valley View Ave	★★☆☆☆	1989	32,489	0%	7/20/2021	$27,425,000	$844	-
17	Walmart 4101 Crenshaw Blvd	★★★☆☆	1947	205,568	0%	8/24/2021	$26,904,459	$131	-
18	1007-1029 W Martin Luth…	★★★☆☆	1965	41,802	8.2%	11/25/2020	$23,730,873	$568	-
19	Westlake Village Market… 5770 Lindero Canyon Rd	★★★★☆	1998	50,242	0%	3/5/2021	$22,525,000	$448	5.1%
20	Norwalk Toyota 11404-11450 Imperial Hwy	★★★☆☆	1987	59,902	0%	11/10/2020	$21,000,000	$351	-

Economy

The Los Angeles economy is recovering slowly from the pandemic, a trend that followed the Great Recession when the local economy was slower to recover than other areas. The metro unemployment rate, after seeing a sustained improvement for months in the second half of last year, has plateaued above 10%. New coronavirus cases, as well as deaths, have temporarily spiked due to variants, but schools reopened and restrictions have eased.

Los Angeles' position as the entertainment capital of the world and the increased demand for video streaming and social media had been a boon to the L.A. economy during the past several years. The pandemic accelerated demand for streaming services, although studios have targeted theater only releases for 2022, assuming widespread adoption of vaccinations. The entertainment business directly or indirectly employs one out of five workers in L.A. County. Content creators have banked studio space and made investments focused on the future of the industry. Warner Bros. is currently under construction on its 800,000 SF Second Century expansion in Burbank. Studio space is at a premium in the Hollywood, Burbank, and Glendale neighborhoods, and warehouses in neighboring areas are taking advantage of that demand with creative industrial conversions.

Tourism is important for the local economy and the impact to this sector and its employees has been considerable. Before the pandemic, over 500,000 people in the county were employed in the leisure and hospitality industry. The city had more than 50 million visitors in 2019, but the pandemic severely impacted travel. Stores, restaurants, and lodging in tourist hotspots like Downtown L.A., Hollywood, Beverly Hills, and Santa Monica have been particularly impacted. However, the market is set for a major rebound as large events such as the 2022 Super Bowl and the 2028 Olympics spur the hospitality and retail sectors.

The industrial sector has sustained growth through the pandemic as warehousing demands increased by ecommerce retail operations. A backup at the ports has led to a record number of ships waiting to unload cargo. Continued bottlenecks, however, could soon become a headwind for LA's industrial market if conditions at the ports don't improve. The need for warehousing space and limited land has led to developers targeting infill development sites that can be scraped for modern warehouse construction. The overall Southern California industrial market, which includes the five county area of Los Angeles, Ventura, San Bernardino, Riverside and Orange Counties recently surpassed 2 billion SF of industrial inventory.

As more of a structural issue that needs to be addressed long term, the prohibitive cost of housing in L.A. is a major impediment to hiring and is often cited as a motivating factor for companies to relocate to other parts of the country. Recent departures include construction giant AECOM. However, the aerospace industry is strong and major employers such as SpaceX, Rocket Lab and Relativity Space help sustain the diverse Los Angeles economy.

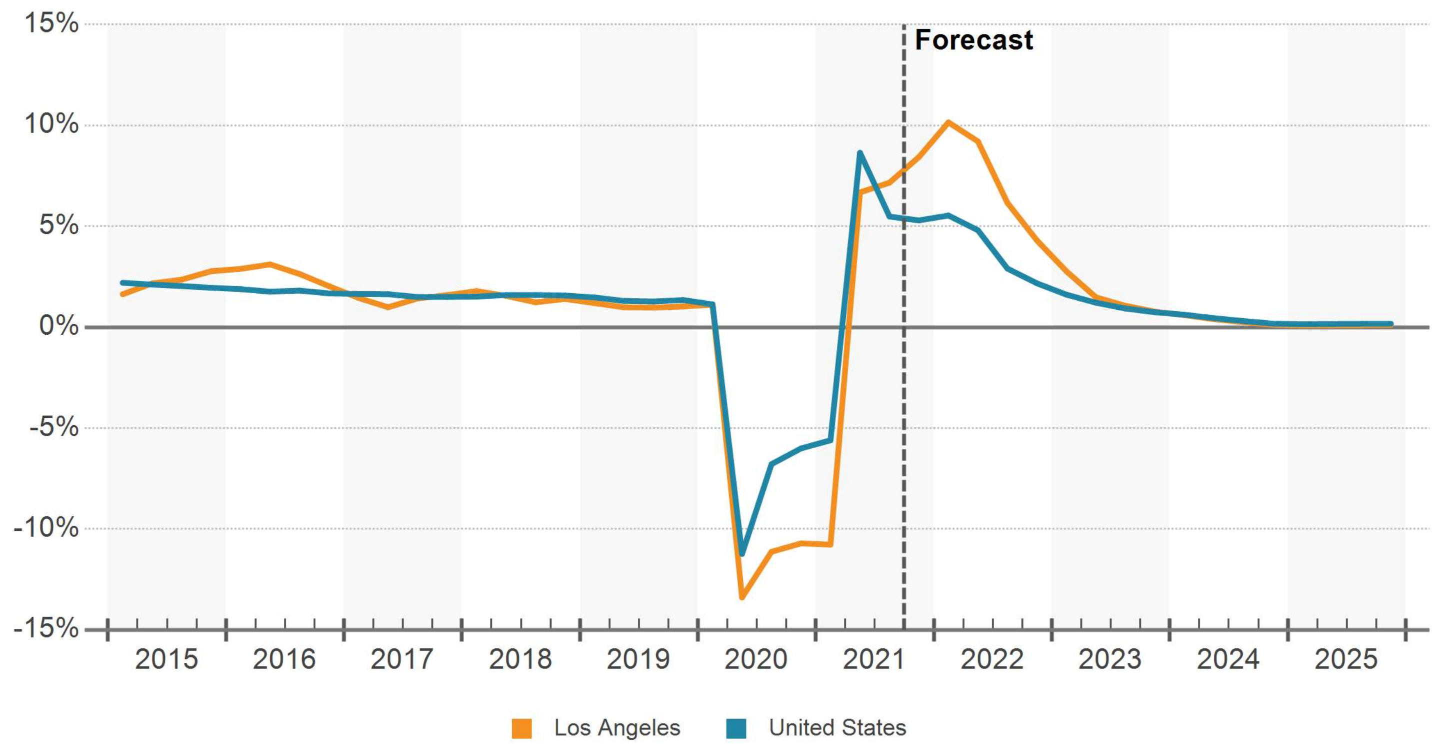
Despite near-term issues related to the pandemic, the metro economy possesses many positive attributes. It has two major talent generators in USC and UCLA along with top tier universities such as Cal Tech that support a growing tech economy. It is perennially among the top five metros in the country for venture capital investment. The metro is an attractive location for immigrants and educated talent. More people making six-figure paychecks continue to move to L.A. than are leaving. Education levels, while below the national average, improve every year.

LOS ANGELES EMPLOYMENT BY INDUSTRY IN THOUSANDS

	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
Industry	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	319	0.9	2.74%	4.89%	-1.58%	0.75%	-0.46%	-0.16%
Trade, Transportation and Utilities	831	1.0	7.36%	4.55%	0.90%	1.00%	0.69%	0.25%
Retail Trade	405	0.9	6.87%	3.56%	0.16%	0.49%	0.72%	0.22%
Financial Activities	222	0.9	4.21%	2.47%	0.53%	1.46%	0.49%	0.52%
Government	546	0.9	-0.26%	-0.10%	-0.14%	-0.11%	1.11%	0.82%
Natural Resources, Mining and Construction	158	0.7	7.21%	5.68%	3.78%	2.65%	0.69%	0.56%
Education and Health Services	870	1.2	6.29%	6.02%	2.59%	1.84%	1.37%	1.14%
Professional and Business Services	620	1.0	7.92%	6.99%	1.46%	2.03%	1.10%	1.09%
Information	193	2.3	13.44%	7.33%	0.12%	0.56%	3.29%	1.64%
Leisure and Hospitality	458	1.0	21.08%	15.31%	1.42%	1.19%	4.74%	2.55%
Other Services	137	0.8	9.66%	5.40%	-0.28%	0.56%	2.77%	0.76%
Total Employment	4,354	1.0	7.27%	5.46%	0.99%	1.18%	1.48%	0.89%

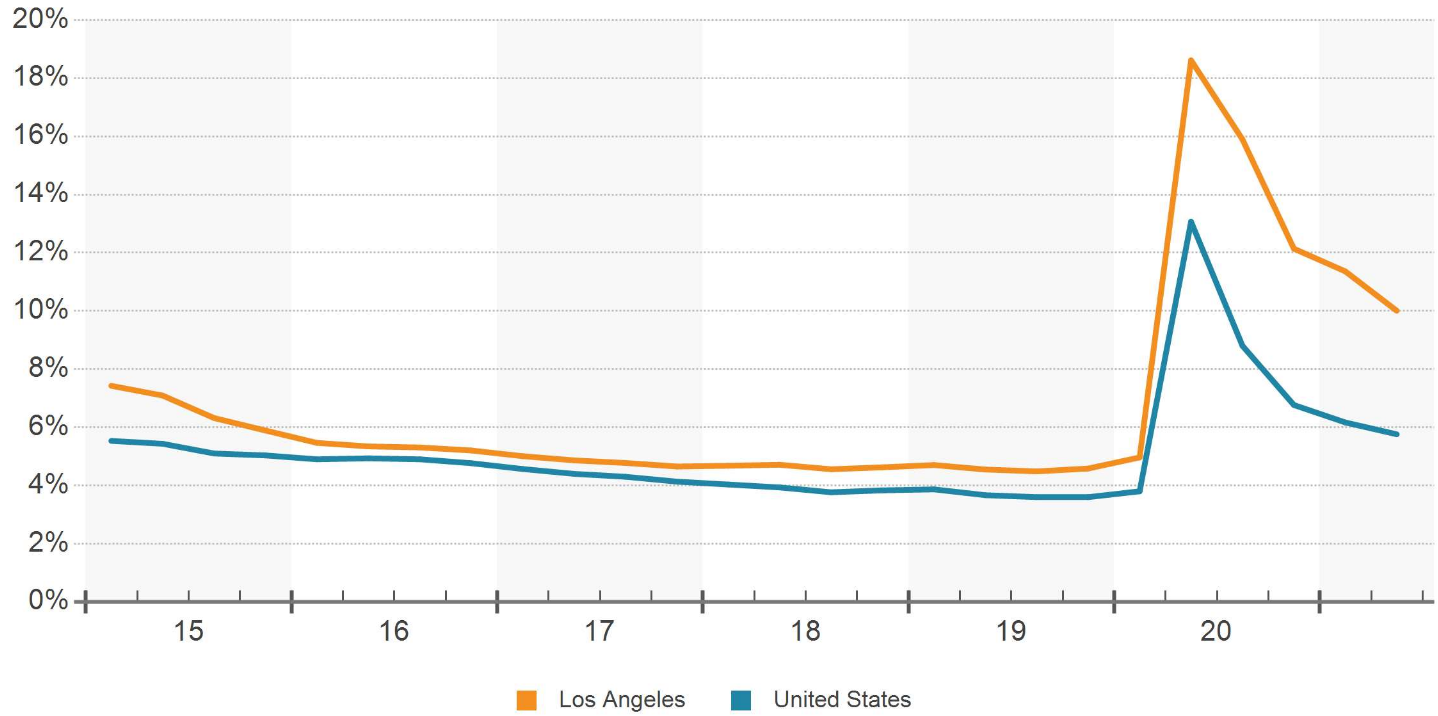
Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)

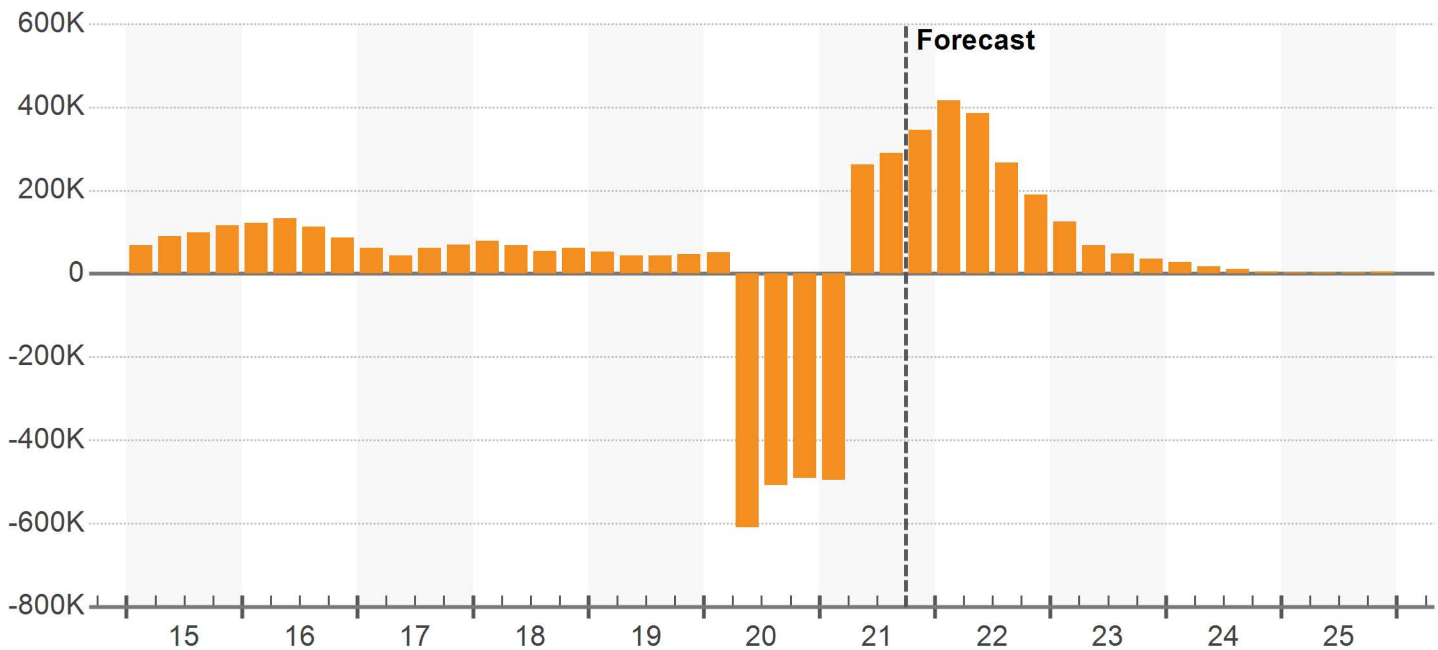


Source: Oxford Economics

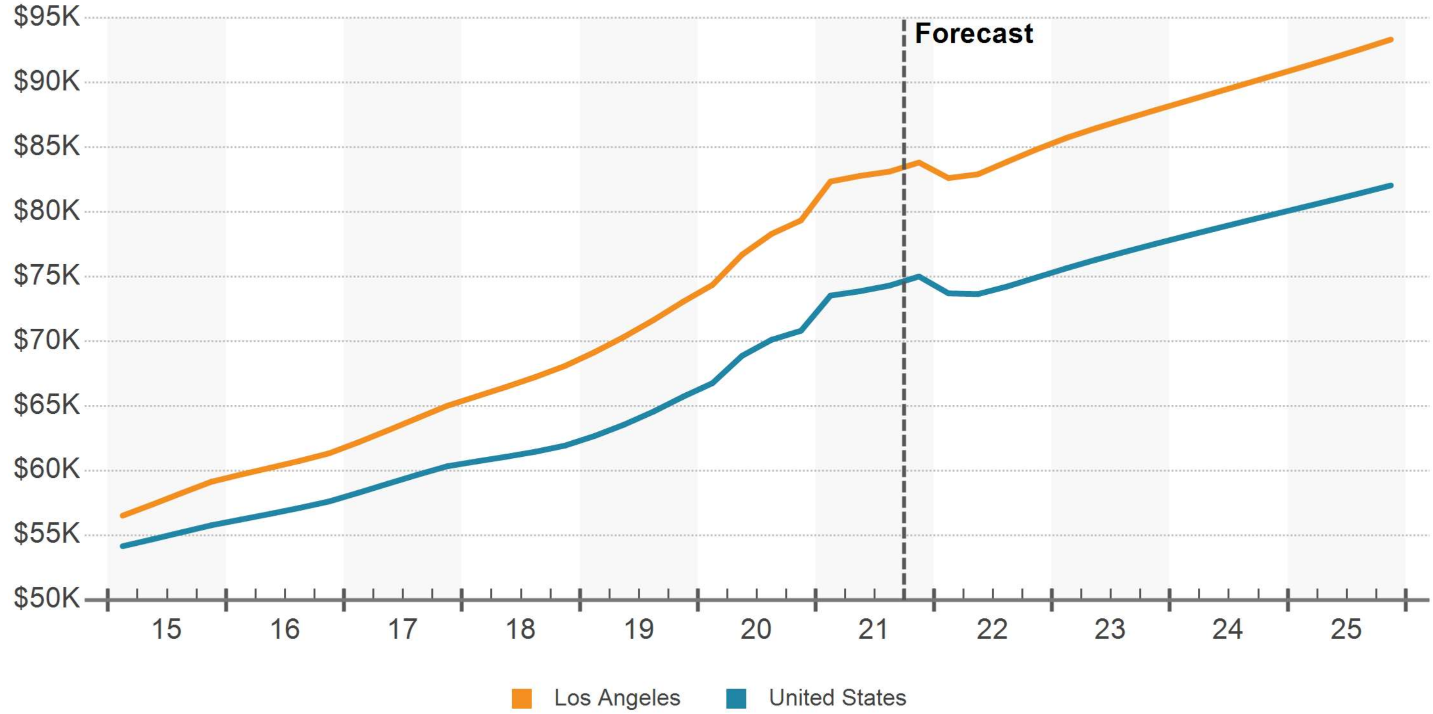
UNEMPLOYMENT RATE (%)



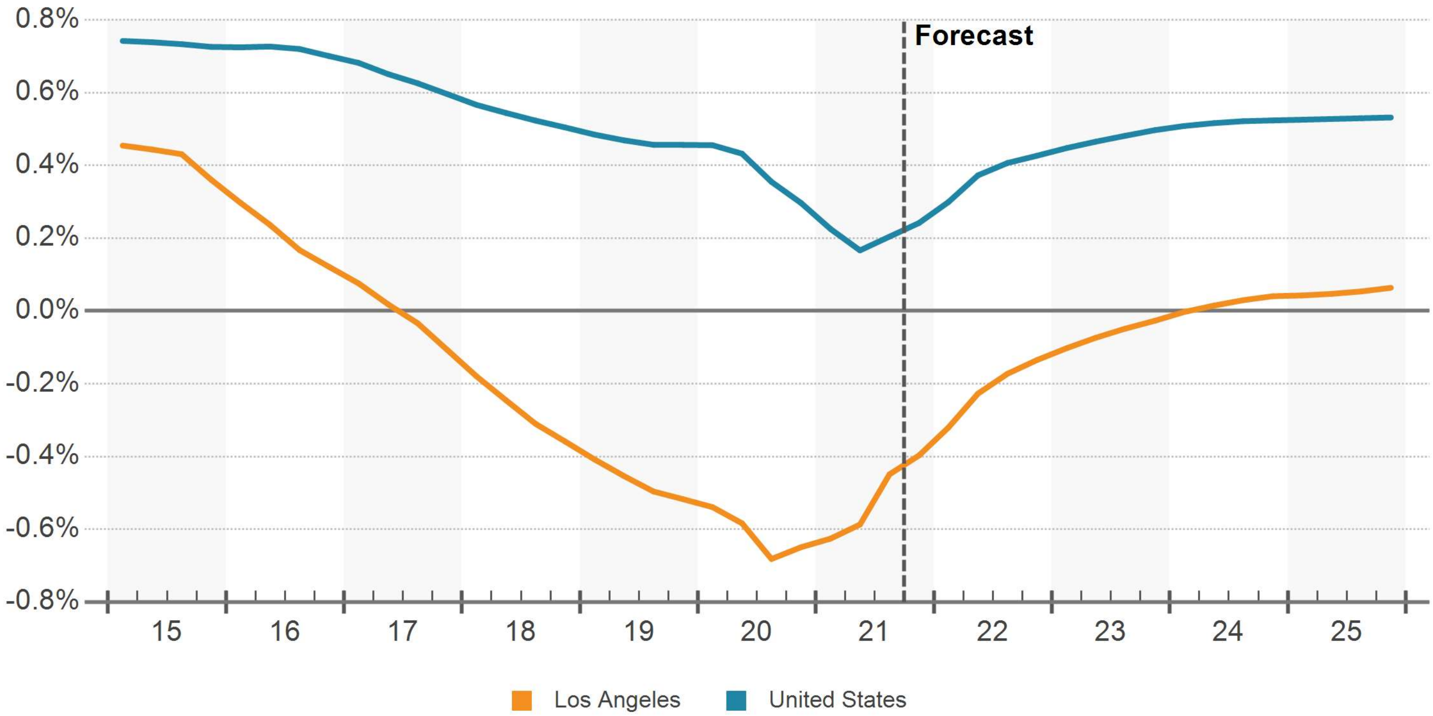
NET EMPLOYMENT CHANGE (YOY)



MEDIAN HOUSEHOLD INCOME

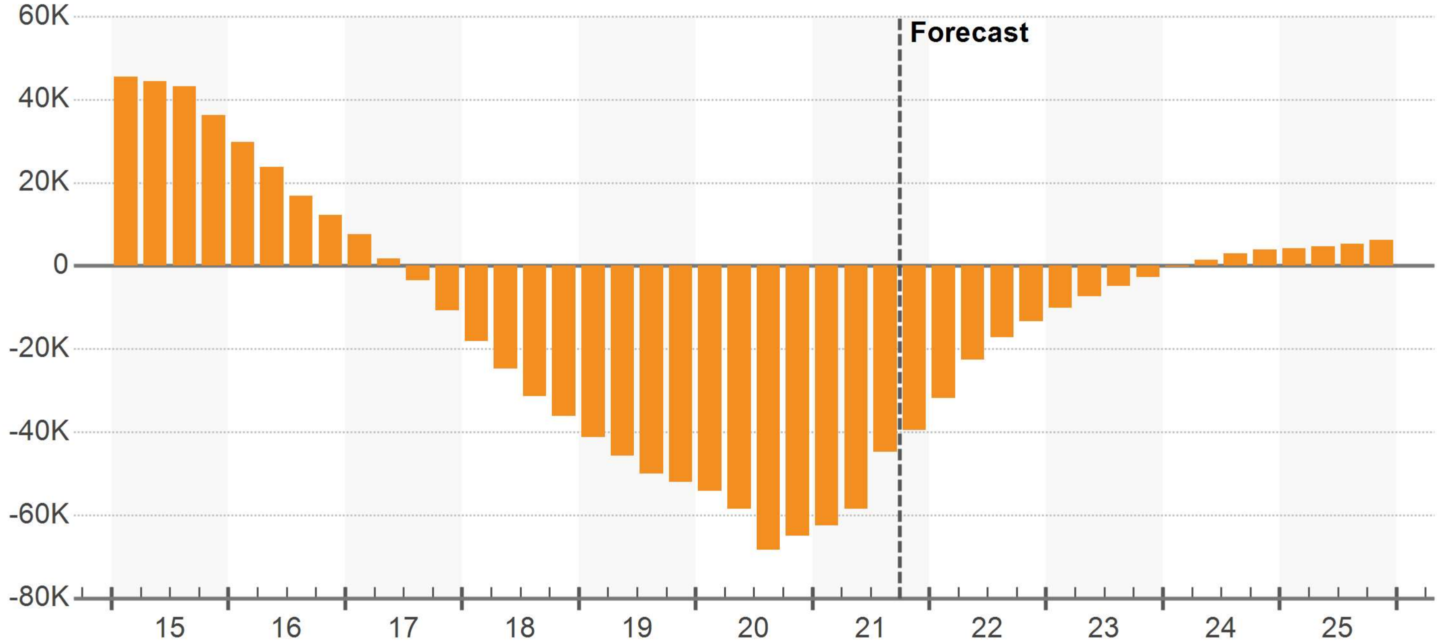


POPULATION GROWTH (YOY %)



Economy

NET POPULATION CHANGE (YOY)

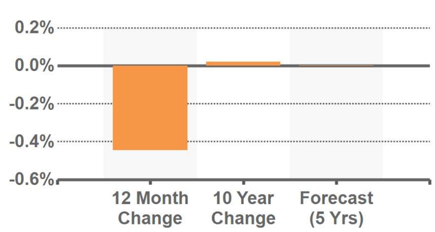


DEMOGRAPHIC TRENDS

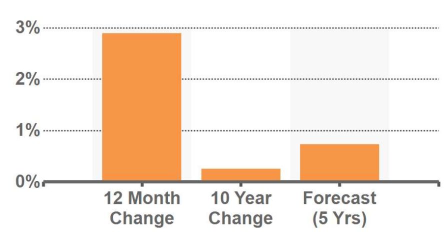
	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
Demographic Category	Metro	US	Metro	US	Metro	US	Metro	US
Population	9,903,349	330,367,500	-0.4%	0.2%	0%	0.6%	0%	0.5%
Households	3,288,566	123,394,609	-0.5%	0.1%	0.3%	0.7%	0%	0.4%
Median Household Income	$83,172	$74,364	6.1%	6.0%	4.8%	4.0%	2.9%	2.5%
Labor Force	5,037,628	162,784,469	2.9%	1.5%	0.3%	0.6%	0.7%	0.6%
Unemployment	10.0%	5.8%	-5.6%	-2.9%	-0.2%	-0.3%	-	-

Source: Oxford Economics

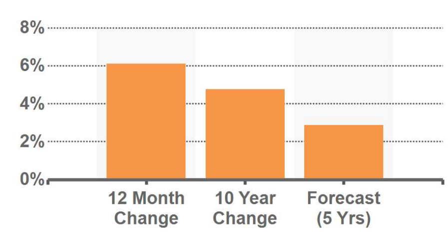
POPULATION GROWTH



LABOR FORCE GROWTH

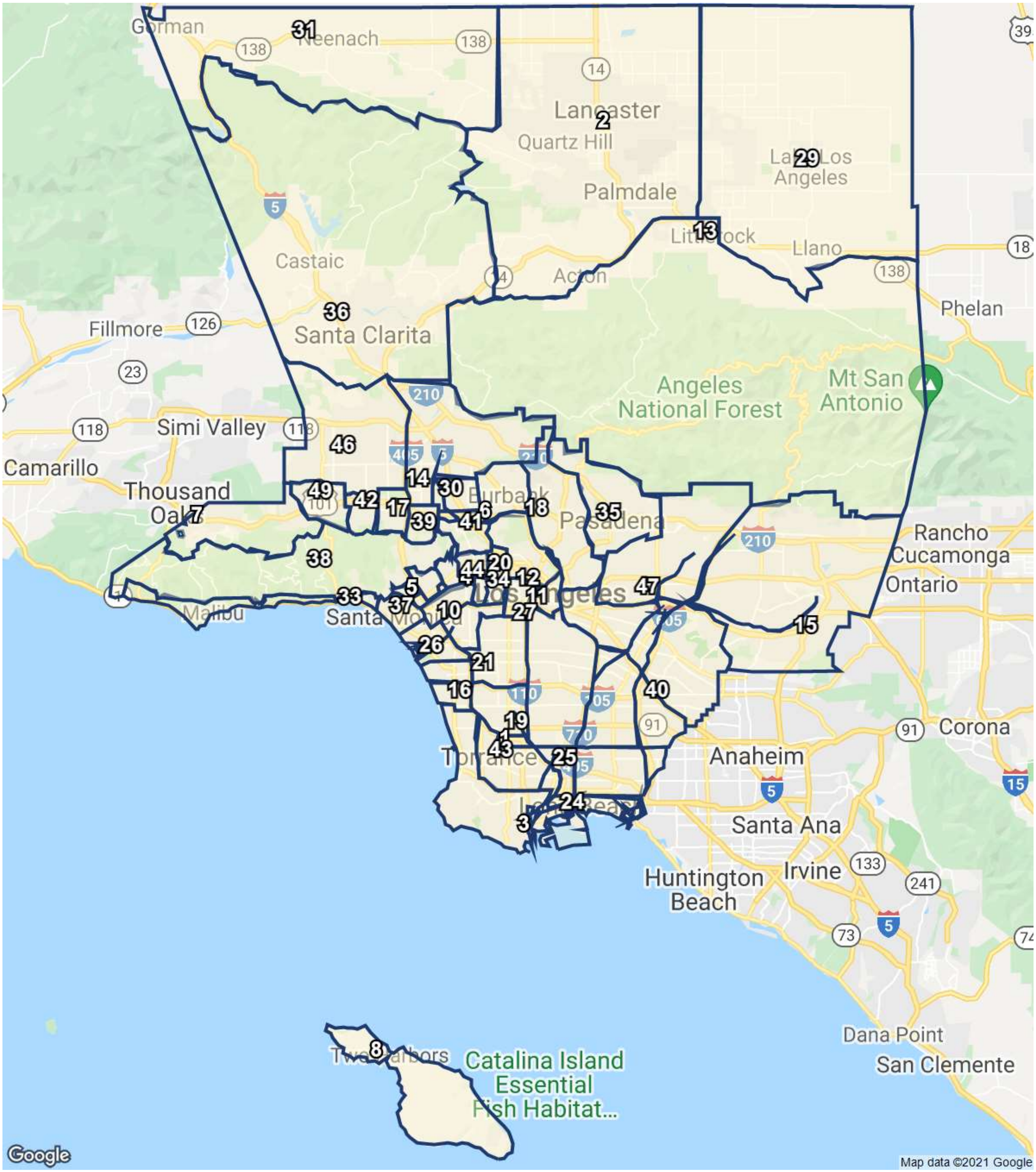


INCOME GROWTH



Source: Oxford Economics

LOS ANGELES SUBMARKETS



SUBMARKET INVENTORY

		Inventory				12 Month Deliveries				Under Construction			
No.	Submarket	Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	190th Street Corridor	24	350	0.1%	44	4	22	6.3%	11	0	-	-	-
2	Antelope Valley	1,188	15,898	3.6%	10	3	28	0.2%	10	1	4	0%	23
3	Beach Cities/Palos Verdes	1,295	10,664	2.4%	16	0	0	0%	-	1	5	0%	22
4	Beverly Hills	363	3,706	0.8%	30	0	0	0%	-	0	-	-	-
5	Brentwood	95	810	0.2%	43	0	0	0%	-	0	-	-	-
6	Burbank	1,128	8,312	1.9%	20	0	0	0%	-	2	30	0.4%	13
7	Calabasas/Westlake Vill	210	3,142	0.7%	32	0	0	0%	-	0	-	-	-
8	Catalina Island	21	94	0%	49	0	0	0%	-	0	-	-	-
9	Century City	6	1,065	0.2%	42	0	0	0%	-	1	94	8.8%	5
10	Culver City	753	6,562	1.5%	24	4	57	0.9%	5	2	119	1.8%	4
11	Downtown Los Angeles	975	16,972	3.8%	8	0	0	0%	-	2	329	1.9%	1
12	East Hollywood/Silver Lake	1,305	8,948	2.0%	19	1	178	2.0%	1	2	9	0.1%	17
13	East LA County Outlying	21	119	0%	46	0	0	0%	-	0	-	-	-
14	Eastern SFV	2,060	18,751	4.2%	6	0	0	0%	-	3	20	0.1%	16
15	Eastern SGV	3,490	41,853	9.4%	2	2	14	0%	15	3	74	0.2%	10
16	El Segundo	177	2,690	0.6%	33	1	53	2.0%	6	4	21	0.8%	15
17	Encino	107	1,726	0.4%	39	0	0	0%	-	0	-	-	-
18	Glendale	2,330	16,328	3.6%	9	3	3	0%	22	0	-	-	-
19	Hawthorne/Gardena	1,170	10,244	2.3%	18	2	9	0.1%	18	1	4	0%	24
20	Hollywood	448	4,854	1.1%	27	0	0	0%	-	2	6	0.1%	20
21	Inglewood/South LA	1,973	13,671	3.1%	12	1	5	0%	19	1	320	2.3%	2
22	Koreatown	1,065	10,843	2.4%	15	1	4	0%	20	0	-	-	-
23	LAX	119	1,614	0.4%	40	0	0	0%	-	0	-	-	-
24	Long Beach: Downtown	968	6,877	1.5%	23	1	4	0.1%	21	0	-	-	-
25	Long Beach: Suburban	1,412	13,217	3.0%	13	1	42	0.3%	7	2	5	0%	21
26	Marina Del Rey/Venice	776	5,537	1.2%	26	3	68	1.2%	3	1	9	0.2%	18
27	Mid-Cities	6,231	50,173	11.2%	1	5	33	0.1%	8	3	24	0%	14
28	Miracle Mile	307	2,332	0.5%	35	0	0	0%	-	0	-	-	-
29	NE LA County Outlying	25	160	0%	45	0	0	0%	-	0	-	-	-
30	North Hollywood	931	6,241	1.4%	25	1	33	0.5%	9	1	44	0.7%	11
31	NW LA County Outlying	6	112	0%	47	0	0	0%	-	0	-	-	-
32	Olympic Corridor	278	2,466	0.6%	34	0	0	0%	-	0	-	-	-
33	Pacific Palisades/Malibu	137	1,232	0.3%	41	0	0	0%	-	1	7	0.6%	19
34	Park Mile	205	2,054	0.5%	38	0	0	0%	-	0	-	-	-
35	Pasadena	1,624	14,810	3.3%	11	1	105	0.7%	2	0	-	-	-
36	Santa Clarita Valley	786	12,885	2.9%	14	7	62	0.5%	4	0	-	-	-
37	Santa Monica	812	7,043	1.6%	22	0	0	0%	-	3	78	1.1%	8
38	Santa Monica Mountains	15	106	0%	48	0	0	0%	-	0	-	-	-
39	Sherman Oaks	355	4,162	0.9%	29	1	2	0.1%	23	0	-	-	-
40	Southeast Los Angeles	2,947	23,869	5.3%	4	2	16	0.1%	14	13	154	0.6%	3
41	Studio/Universal Cities	475	3,466	0.8%	31	0	0	0%	-	1	94	2.7%	5
42	Tarzana	240	2,312	0.5%	36	0	0	0%	-	0	-	-	-

SUBMARKET INVENTORY

		Inventory				12 Month Deliveries				Under Construction			
No.	Submarket	Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
43	Torrance	1,215	19,192	4.3%	5	6	17	0.1%	13	2	30	0.2%	12
44	West Hollywood	1,287	10,336	2.3%	17	3	9	0.1%	17	3	78	0.8%	9
45	West Los Angeles	682	4,549	1.0%	28	0	0	0%	-	0	-	-	-
46	Western SFV	1,578	17,767	4.0%	7	1	18	0.1%	12	0	-	-	-
47	Western SGV	3,009	27,001	6.0%	3	2	13	0%	16	7	92	0.3%	7
48	Westwood	243	2,289	0.5%	37	0	0	0%	-	0	-	-	-
49	Woodland Hills/Warner Ctr	415	8,172	1.8%	21	0	0	0%	-	0	-	-	-

SUBMARKET RENT

		Market Rent		12 Month Market Rent		QTD Annualized Market Rent	
No.	Submarket	Per SF	Rank	Growth	Rank	Growth	Rank
1	190th Street Corridor	$30.19	33	0.2%	13	-0.7%	45
2	Antelope Valley	$23.29	46	1.0%	6	-0.6%	40
3	Beach Cities/Palos Verdes	$36.40	23	-0.2%	25	-0.6%	34
4	Beverly Hills	$94.66	1	-0.4%	35	-0.3%	8
5	Brentwood	$64.03	5	-0.4%	38	-0.5%	18
6	Burbank	$37.65	19	-0.3%	29	-0.1%	1
7	Calabasas/Westlake Vill	$39.58	16	-0.1%	21	-0.5%	26
8	Catalina Island	$24.59	44	5.9%	1	-0.4%	12
9	Century City	$43.31	13	-0.5%	39	-0.7%	44
10	Culver City	$39.07	17	-0.3%	30	-0.6%	30
11	Downtown Los Angeles	$35.70	24	-0.3%	28	-5.7%	48
12	East Hollywood/Silver Lake	$37.23	21	-0.4%	36	-0.4%	10
13	East LA County Outlying	$22.30	47	4.9%	2	-0.4%	11
14	Eastern SFV	$27.36	38	0.9%	7	-0.5%	23
15	Eastern SGV	$24.20	45	0.6%	9	-0.5%	25
16	El Segundo	$45.05	10	-0.3%	27	-0.6%	29
17	Encino	$37	22	-0.2%	26	-0.6%	31
18	Glendale	$35.52	26	-0.2%	23	-0.6%	33
19	Hawthorne/Gardena	$26.15	41	0.1%	17	-0.3%	6
20	Hollywood	$52.93	8	-0.4%	33	-0.5%	16
21	Inglewood/South LA	$24.72	43	-0.2%	22	-0.5%	20
22	Koreatown	$32.62	29	-0.5%	40	-0.4%	13
23	LAX	$30.78	31	0%	19	-0.5%	24
24	Long Beach: Downtown	$32.12	30	-0.5%	42	-0.5%	22
25	Long Beach: Suburban	$28.10	37	-0.2%	24	-0.6%	32
26	Marina Del Rey/Venice	$56.92	6	-0.3%	32	-0.8%	46
27	Mid-Cities	$25.83	42	0.2%	15	-1.1%	47
28	Miracle Mile	$35.52	27	-0.9%	48	-10.0%	49
29	NE LA County Outlying	$17.55	49	3.6%	3	-0.6%	37
30	North Hollywood	$30.66	32	0.2%	12	-0.5%	19
31	NW LA County Outlying	$19.70	48	1.5%	5	-0.4%	14
32	Olympic Corridor	$43.96	11	-1.0%	49	-0.6%	38
33	Pacific Palisades/Malibu	$73.43	2	0.7%	8	-0.5%	27
34	Park Mile	$27.32	39	-0.6%	45	-0.5%	21
35	Pasadena	$37.33	20	-0.3%	31	-0.4%	15
36	Santa Clarita Valley	$29.35	35	0.5%	10	-0.6%	42
37	Santa Monica	$69.29	3	-0.6%	44	-0.3%	3
38	Santa Monica Mountains	$53.42	7	2.7%	4	-0.3%	5
39	Sherman Oaks	$39.72	14	-0.6%	46	-0.5%	17
40	Southeast Los Angeles	$26.31	40	0.2%	14	-0.6%	36
41	Studio/Universal Cities	$43.36	12	-0.6%	47	-0.4%	9
42	Tarzana	$34.37	28	0%	18	-0.6%	35

SUBMARKET RENT

		Market Rent		12 Month Market Rent		QTD Annualized Market Rent	
No.	Submarket	Per SF	Rank	Growth	Rank	Growth	Rank
43	Torrance	$35.53	25	0%	20	-0.2%	2
44	West Hollywood	$64.40	4	-0.5%	41	-0.3%	7
45	West Los Angeles	$39.65	15	-0.5%	43	-0.5%	28
46	Western SFV	$28.11	36	0.4%	11	-0.6%	39
47	Western SGV	$29.35	34	0.2%	16	-0.6%	41
48	Westwood	$49.32	9	-0.4%	37	-0.3%	4
49	Woodland Hills/Warner Ctr	$38.79	18	-0.4%	34	-0.7%	43

SUBMARKET VACANCY & NET ABSORPTION

		Vacancy			12 Month Absorption			
No.	Submarket	SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
1	190th Street Corridor	22,144	6.3%	36	1,370	0.4%	24	16.2
2	Antelope Valley	1,056,741	6.6%	38	113,622	0.7%	3	0.2
3	Beach Cities/Palos Verdes	532,554	5.0%	22	(17,186)	-0.2%	36	-
4	Beverly Hills	259,261	7.0%	40	(32,902)	-0.9%	41	-
5	Brentwood	77,913	9.6%	44	(14,035)	-1.7%	33	-
6	Burbank	453,279	5.5%	26	(54,179)	-0.7%	45	-
7	Calabasas/Westlake Vill	180,995	5.8%	32	(20,770)	-0.7%	38	-
8	Catalina Island	-	-	-	0	0%	-	-
9	Century City	4,594	0.4%	2	1,206	0.1%	25	-
10	Culver City	227,833	3.5%	9	36,738	0.6%	13	1.2
11	Downtown Los Angeles	1,064,173	6.3%	35	(44,185)	-0.3%	43	-
12	East Hollywood/Silver Lake	508,534	5.7%	31	100,194	1.1%	5	-
13	East LA County Outlying	-	-	-	0	0%	-	-
14	Eastern SFV	883,762	4.7%	17	66,598	0.4%	7	-
15	Eastern SGV	2,450,260	5.9%	33	(288,339)	-0.7%	49	-
16	El Segundo	88,070	3.3%	7	7,239	0.3%	22	8.1
17	Encino	89,536	5.2%	23	(1,971)	-0.1%	31	-
18	Glendale	483,983	3.0%	5	(20,154)	-0.1%	37	-
19	Hawthorne/Gardena	1,186,282	11.6%	46	(24,842)	-0.2%	40	-
20	Hollywood	266,195	5.5%	27	(24,115)	-0.5%	39	-
21	Inglewood/South LA	440,163	3.2%	6	35,563	0.3%	14	0.2
22	Koreatown	527,934	4.9%	21	(76,365)	-0.7%	46	-
23	LAX	26,943	1.7%	3	13,051	0.8%	21	-
24	Long Beach: Downtown	324,271	4.7%	18	43,906	0.6%	11	0.1
25	Long Beach: Suburban	565,146	4.3%	15	42,409	0.3%	12	1.0
26	Marina Del Rey/Venice	395,984	7.2%	41	57,271	1.0%	8	1.2
27	Mid-Cities	2,402,857	4.8%	19	152,175	0.3%	2	0
28	Miracle Mile	278,860	12.0%	47	6,191	0.3%	23	-
29	NE LA County Outlying	5,635	3.5%	10	13,178	8.2%	20	-
30	North Hollywood	300,690	4.8%	20	(6,870)	-0.1%	32	-
31	NW LA County Outlying	453	0.4%	1	(453)	-0.4%	28	-
32	Olympic Corridor	216,846	8.8%	43	(15,042)	-0.6%	34	-
33	Pacific Palisades/Malibu	73,303	5.9%	34	(588)	0%	29	-
34	Park Mile	108,418	5.3%	24	(15,516)	-0.8%	35	-
35	Pasadena	816,333	5.5%	29	70,288	0.5%	6	1.5
36	Santa Clarita Valley	709,308	5.5%	28	101,496	0.8%	4	0.6
37	Santa Monica	586,951	8.3%	42	(139,087)	-2.0%	47	-
38	Santa Monica Mountains	7,278	6.9%	39	(1,633)	-1.5%	30	-
39	Sherman Oaks	112,089	2.7%	4	19,816	0.5%	17	-
40	Southeast Los Angeles	1,020,350	4.3%	14	45,594	0.2%	10	0.2
41	Studio/Universal Cities	147,265	4.2%	13	19,649	0.6%	18	-
42	Tarzana	76,837	3.3%	8	15,295	0.7%	19	-

SUBMARKET VACANCY & NET ABSORPTION

		Vacancy			12 Month Absorption			
No.	Submarket	SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
43	Torrance	751,636	3.9%	12	(39,717)	-0.2%	42	-
44	West Hollywood	674,505	6.5%	37	54,781	0.5%	9	0.1
45	West Los Angeles	253,326	5.6%	30	34,261	0.8%	15	-
46	Western SFV	949,132	5.3%	25	167,737	0.9%	1	0.1
47	Western SGV	990,623	3.7%	11	(149,985)	-0.6%	48	-
48	Westwood	263,685	11.5%	45	(47,995)	-2.1%	44	-
49	Woodland Hills/Warner Ctr	367,277	4.5%	16	20,367	0.2%	16	-

OVERALL SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	450,562,438	1,422,676	0.3%	1,242,060	0.3%	1.1
2024	449,139,762	1,207,065	0.3%	1,527,697	0.3%	0.8
2023	447,932,697	288,776	0.1%	1,972,774	0.4%	0.1
2022	447,643,921	90,981	0%	1,516,265	0.3%	0.1
2021	447,552,940	576,446	0.1%	852,292	0.2%	0.7
YTD	447,107,531	131,037	0%	701,404	0.2%	0.2
2020	446,976,494	952,812	0.2%	(1,984,105)	-0.4%	-
2019	446,023,682	344,717	0.1%	(1,125,036)	-0.3%	-
2018	445,678,965	(38,464)	0%	(1,252,133)	-0.3%	-
2017	445,717,429	1,229,741	0.3%	964,254	0.2%	1.3
2016	444,487,688	56,651	0%	3,527,870	0.8%	0
2015	444,431,037	2,162,930	0.5%	1,373,114	0.3%	1.6
2014	442,268,107	382,648	0.1%	2,285,331	0.5%	0.2
2013	441,885,459	513,379	0.1%	2,383,621	0.5%	0.2
2012	441,372,080	936,546	0.2%	(215,406)	0%	-
2011	440,435,534	617,549	0.1%	1,401,717	0.3%	0.4
2010	439,817,985	1,370,182	0.3%	1,789,981	0.4%	0.8
2009	438,447,803	1,827,634	0.4%	(3,199,341)	-0.7%	-

MALLS SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	43,883,515	436,190	1.0%	428,344	1.0%	1.0
2024	43,447,325	396,105	0.9%	431,008	1.0%	0.9
2023	43,051,220	179,720	0.4%	350,313	0.8%	0.5
2022	42,871,500	(64,029)	-0.1%	169,237	0.4%	-
2021	42,935,529	77,360	0.2%	29,311	0.1%	2.6
YTD	42,911,469	53,300	0.1%	(176,791)	-0.4%	-
2020	42,858,169	328,706	0.8%	(78,744)	-0.2%	-
2019	42,529,463	629,410	1.5%	75,218	0.2%	8.4
2018	41,900,053	8,670	0%	(31,636)	-0.1%	-
2017	41,891,383	7,050	0%	(219,438)	-0.5%	-
2016	41,884,333	128,000	0.3%	315,390	0.8%	0.4
2015	41,756,333	1,471,281	3.7%	1,029,243	2.5%	1.4
2014	40,285,052	236,192	0.6%	232,155	0.6%	1.0
2013	40,048,860	142,443	0.4%	172,845	0.4%	0.8
2012	39,906,417	226,999	0.6%	359,422	0.9%	0.6
2011	39,679,418	(2,050)	0%	44,209	0.1%	-
2010	39,681,468	143,768	0.4%	557,038	1.4%	0.3
2009	39,537,700	210,781	0.5%	(500,965)	-1.3%	-

POWER CENTER SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	23,712,023	(34,528)	-0.1%	(36,875)	-0.2%	-
2024	23,746,551	(35,216)	-0.1%	(4,530)	0%	-
2023	23,781,767	(39,278)	-0.2%	41,780	0.2%	-
2022	23,821,045	(44,146)	-0.2%	15,253	0.1%	-
2021	23,865,191	(1,568)	0%	213,098	0.9%	-
YTD	23,871,759	5,000	0%	252,255	1.1%	0
2020	23,866,759	0	0%	(184,259)	-0.8%	-
2019	23,866,759	8,000	0%	(46,371)	-0.2%	-
2018	23,858,759	323,252	1.4%	327,465	1.4%	1.0
2017	23,535,507	90,970	0.4%	312,831	1.3%	0.3
2016	23,444,537	348,315	1.5%	129,448	0.6%	2.7
2015	23,096,222	299,608	1.3%	312,328	1.4%	1.0
2014	22,796,614	311,373	1.4%	356,292	1.6%	0.9
2013	22,485,241	5,500	0%	136,241	0.6%	0
2012	22,479,741	0	0%	(61,057)	-0.3%	-
2011	22,479,741	313,754	1.4%	201,590	0.9%	1.6
2010	22,165,987	210,693	1.0%	616,392	2.8%	0.3
2009	21,955,294	763,355	3.6%	155,077	0.7%	4.9

NEIGHBORHOOD CENTER SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	103,169,326	350,558	0.3%	310,899	0.3%	1.1
2024	102,818,768	304,923	0.3%	454,058	0.4%	0.7
2023	102,513,845	82,029	0.1%	704,273	0.7%	0.1
2022	102,431,816	(105,515)	-0.1%	248,610	0.2%	-
2021	102,537,331	382,418	0.4%	(97,108)	-0.1%	-
YTD	102,303,432	148,519	0.1%	(178,994)	-0.2%	-
2020	102,154,913	202,528	0.2%	(412,932)	-0.4%	-
2019	101,952,385	171,163	0.2%	(70,736)	-0.1%	-
2018	101,781,222	79,952	0.1%	(631,155)	-0.6%	-
2017	101,701,270	257,585	0.3%	316,863	0.3%	0.8
2016	101,443,685	353,517	0.3%	1,140,277	1.1%	0.3
2015	101,090,168	474,803	0.5%	281,157	0.3%	1.7
2014	100,615,365	292,594	0.3%	766,347	0.8%	0.4
2013	100,322,771	292,974	0.3%	534,755	0.5%	0.5
2012	100,029,797	158,637	0.2%	(212,198)	-0.2%	-
2011	99,871,160	450,025	0.5%	469,579	0.5%	1.0
2010	99,421,135	663,911	0.7%	142,399	0.1%	4.7
2009	98,757,224	633,829	0.6%	(546,214)	-0.6%	-

STRIP CENTER SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	36,090,431	39,434	0.1%	12,429	0%	3.2
2024	36,050,997	31,271	0.1%	58,125	0.2%	0.5
2023	36,019,726	(13,383)	0%	120,099	0.3%	-
2022	36,033,109	(45,432)	-0.1%	52,806	0.1%	-
2021	36,078,541	19,360	0.1%	62,489	0.2%	0.3
YTD	36,081,325	22,144	0.1%	90,396	0.3%	0.2
2020	36,059,181	65,663	0.2%	(178,999)	-0.5%	-
2019	35,993,518	38,173	0.1%	(141,114)	-0.4%	-
2018	35,955,345	52,628	0.1%	107,357	0.3%	0.5
2017	35,902,717	35,830	0.1%	50,651	0.1%	0.7
2016	35,866,887	101,557	0.3%	429,726	1.2%	0.2
2015	35,765,330	60,063	0.2%	337,186	0.9%	0.2
2014	35,705,267	69,086	0.2%	414,333	1.2%	0.2
2013	35,636,181	140,601	0.4%	338,116	0.9%	0.4
2012	35,495,580	137,360	0.4%	20,754	0.1%	6.6
2011	35,358,220	73,372	0.2%	(92,659)	-0.3%	-
2010	35,284,848	135,141	0.4%	66,311	0.2%	2.0
2009	35,149,707	94,306	0.3%	(181,616)	-0.5%	-

GENERAL RETAIL SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	240,953,791	623,875	0.3%	524,608	0.2%	1.2
2024	240,329,916	503,842	0.2%	580,540	0.2%	0.9
2023	239,826,074	78,777	0%	740,707	0.3%	0.1
2022	239,747,297	355,295	0.1%	1,030,017	0.4%	0.3
2021	239,392,002	100,228	0%	648,462	0.3%	0.2
YTD	239,193,848	(97,926)	0%	711,117	0.3%	-
2020	239,291,774	348,415	0.1%	(1,058,356)	-0.4%	-
2019	238,943,359	(591,888)	-0.2%	(1,014,949)	-0.4%	-
2018	239,535,247	(502,966)	-0.2%	(1,001,758)	-0.4%	-
2017	240,038,213	838,306	0.4%	559,589	0.2%	1.5
2016	239,199,907	(874,738)	-0.4%	1,491,084	0.6%	-
2015	240,074,645	(142,825)	-0.1%	(594,997)	-0.2%	-
2014	240,217,470	(526,597)	-0.2%	447,371	0.2%	-
2013	240,744,067	(68,139)	0%	1,197,883	0.5%	-
2012	240,812,206	413,550	0.2%	(310,557)	-0.1%	-
2011	240,398,656	(217,552)	-0.1%	750,179	0.3%	-
2010	240,616,208	216,669	0.1%	469,191	0.2%	0.5
2009	240,399,539	125,363	0.1%	(2,136,146)	-0.9%	-

Supply & Demand Trends

OTHER SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2025	2,753,352	7,147	0.3%	2,655	0.1%	2.7
2024	2,746,205	6,140	0.2%	8,496	0.3%	0.7
2023	2,740,065	911	0%	15,602	0.6%	0.1
2022	2,739,154	(5,192)	-0.2%	342	0%	-
2021	2,744,346	(1,352)	0%	(3,960)	-0.1%	-
YTD	2,745,698	0	0%	3,421	0.1%	0
2020	2,745,698	7,500	0.3%	(70,815)	-2.6%	-
2019	2,738,198	89,859	3.4%	72,916	2.7%	1.2
2018	2,648,339	0	0%	(22,406)	-0.8%	-
2017	2,648,339	0	0%	(56,242)	-2.1%	-
2016	2,648,339	0	0%	21,945	0.8%	0
2015	2,648,339	0	0%	8,197	0.3%	0
2014	2,648,339	0	0%	68,833	2.6%	0
2013	2,648,339	0	0%	3,781	0.1%	0
2012	2,648,339	0	0%	(11,770)	-0.4%	-
2011	2,648,339	0	0%	28,819	1.1%	0
2010	2,648,339	0	0%	(61,350)	-2.3%	-
2009	2,648,339	0	0%	10,523	0.4%	0

OVERALL RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$37.61	129	2.0%	12.9%	20,183,653	4.5%	0%
2024	$36.86	127	3.1%	10.7%	20,094,672	4.5%	-0.1%
2023	$35.76	123	4.6%	7.4%	20,462,855	4.6%	-0.4%
2022	$34.20	117	3.0%	2.7%	22,122,188	4.9%	-0.3%
2021	$33.21	114	0.6%	-0.3%	23,459,152	5.2%	-0.1%
YTD	$33.18	114	0%	-0.4%	23,100,571	5.2%	-0.1%
2020	$33.03	113	-0.8%	-0.8%	23,679,746	5.3%	0.6%
2019	$33.30	114	2.2%	0%	20,763,555	4.7%	0.3%
2018	$32.58	112	2.3%	-2.2%	19,362,899	4.3%	0.3%
2017	$31.84	109	3.4%	-4.4%	18,124,897	4.1%	0.1%
2016	$30.78	106	3.1%	-7.6%	17,797,985	4.0%	-0.8%
2015	$29.87	103	4.4%	-10.3%	21,284,090	4.8%	0.1%
2014	$28.61	98	4.2%	-14.1%	20,751,256	4.7%	-0.4%
2013	$27.46	94	3.1%	-17.5%	22,654,007	5.1%	-0.4%
2012	$26.63	91	1.2%	-20.0%	24,522,913	5.6%	0.2%
2011	$26.31	90	-0.8%	-21.0%	23,370,961	5.3%	-0.2%
2010	$26.52	91	-3.8%	-20.4%	24,166,229	5.5%	-0.1%
2009	$27.58	95	-5.3%	-17.2%	24,589,898	5.6%	1.1%

MALLS RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$49.06	137	1.9%	11.2%	2,917,796	6.6%	-0.1%
2024	$48.15	134	3.0%	9.1%	2,910,877	6.7%	-0.1%
2023	$46.77	130	4.4%	6.0%	2,946,730	6.8%	-0.4%
2022	$44.77	125	2.8%	1.5%	3,117,464	7.3%	-0.5%
2021	$43.54	121	0.6%	-1.3%	3,350,111	7.8%	0.1%
YTD	$43.51	121	-0.4%	-1.4%	3,530,038	8.2%	0.5%
2020	$43.28	121	-1.9%	-1.9%	3,299,947	7.7%	0.9%
2019	$44.13	123	2.5%	0%	2,892,497	6.8%	1.2%
2018	$43.07	120	2.7%	-2.4%	2,338,305	5.6%	0.1%
2017	$41.95	117	3.6%	-4.9%	2,297,999	5.5%	0.5%
2016	$40.50	113	4.0%	-8.2%	2,071,511	4.9%	-0.5%
2015	$38.93	108	5.4%	-11.8%	2,258,901	5.4%	0.3%
2014	$36.93	103	4.7%	-16.3%	2,073,845	5.1%	0%
2013	$35.28	98	4.0%	-20.0%	2,069,808	5.2%	-0.1%
2012	$33.94	95	1.9%	-23.1%	2,100,210	5.3%	-0.4%
2011	$33.29	93	0.5%	-24.6%	2,232,633	5.6%	-0.1%
2010	$33.14	92	-3.3%	-24.9%	2,278,892	5.7%	-1.1%
2009	$34.27	96	-4.5%	-22.3%	2,692,162	6.8%	1.8%

POWER CENTER RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$36.87	133	2.1%	13.3%	791,316	3.3%	0%
2024	$36.10	130	3.2%	11.0%	787,796	3.3%	-0.1%
2023	$34.97	126	4.7%	7.5%	817,266	3.4%	-0.3%
2022	$33.41	121	3.1%	2.7%	897,192	3.8%	-0.2%
2021	$32.40	117	0.6%	-0.4%	955,537	4.0%	-0.9%
YTD	$32.36	117	-0.1%	-0.5%	922,415	3.9%	-1.1%
2020	$32.21	116	-1.0%	-1.0%	1,174,670	4.9%	0.8%
2019	$32.54	117	2.3%	0%	990,411	4.1%	0.2%
2018	$31.81	115	3.1%	-2.2%	936,040	3.9%	-0.1%
2017	$30.86	111	3.9%	-5.1%	940,253	4.0%	-1.0%
2016	$29.72	107	3.4%	-8.7%	1,162,114	5.0%	0.9%
2015	$28.74	104	5.0%	-11.7%	943,247	4.1%	-0.1%
2014	$27.36	99	4.1%	-15.9%	955,967	4.2%	-0.3%
2013	$26.28	95	3.1%	-19.2%	1,000,886	4.5%	-0.6%
2012	$25.48	92	1.4%	-21.7%	1,131,627	5.0%	0.3%
2011	$25.12	91	-0.6%	-22.8%	1,070,570	4.8%	0.4%
2010	$25.27	91	-4.7%	-22.3%	958,406	4.3%	-1.9%
2009	$26.51	96	-4.4%	-18.5%	1,364,105	6.2%	2.6%

NEIGHBORHOOD CENTER RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$35.13	127	1.9%	13.4%	6,255,242	6.1%	0%
2024	$34.46	125	3.0%	11.2%	6,223,547	6.1%	-0.2%
2023	$33.46	121	4.5%	8.0%	6,376,706	6.2%	-0.6%
2022	$32.02	116	2.9%	3.4%	7,000,570	6.8%	-0.3%
2021	$31.13	113	0.6%	0.5%	7,348,019	7.2%	0.4%
YTD	$31.10	113	0.3%	0.4%	7,192,163	7.0%	0.3%
2020	$30.93	112	-0.2%	-0.2%	6,864,650	6.7%	0.6%
2019	$30.98	112	2.4%	0%	6,247,530	6.1%	0.2%
2018	$30.26	109	2.3%	-2.3%	6,005,631	5.9%	0.7%
2017	$29.58	107	3.7%	-4.5%	5,271,129	5.2%	0%
2016	$28.52	103	2.9%	-7.9%	5,290,444	5.2%	-0.8%
2015	$27.71	100	4.1%	-10.6%	6,077,204	6.0%	0.2%
2014	$26.63	96	3.8%	-14.0%	5,883,558	5.8%	-0.5%
2013	$25.64	93	2.4%	-17.2%	6,357,311	6.3%	-0.3%
2012	$25.04	91	0.7%	-19.2%	6,599,092	6.6%	0.4%
2011	$24.86	90	-1.0%	-19.7%	6,228,257	6.2%	-0.1%
2010	$25.12	91	-3.6%	-18.9%	6,255,280	6.3%	0.5%
2009	$26.06	94	-5.7%	-15.9%	5,733,768	5.8%	1.2%

STRIP CENTER RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$33	125	2.0%	13.9%	1,708,551	4.7%	0%
2024	$32.36	122	3.1%	11.7%	1,689,389	4.7%	-0.1%
2023	$31.39	119	4.6%	8.3%	1,722,180	4.8%	-0.4%
2022	$30.02	114	2.9%	3.6%	1,850,156	5.1%	-0.2%
2021	$29.17	110	0.7%	0.7%	1,941,085	5.4%	-0.1%
YTD	$29.14	110	0.3%	0.6%	1,914,945	5.3%	-0.2%
2020	$28.97	110	0.2%	0%	1,983,197	5.5%	0.7%
2019	$28.92	109	2.3%	-0.2%	1,738,535	4.8%	0.5%
2018	$28.26	107	2.2%	-2.4%	1,570,042	4.4%	-0.2%
2017	$27.64	105	3.2%	-4.6%	1,627,057	4.5%	0%
2016	$26.78	101	2.7%	-7.6%	1,641,878	4.6%	-0.9%
2015	$26.08	99	3.9%	-10.0%	1,970,047	5.5%	-0.8%
2014	$25.11	95	3.8%	-13.3%	2,247,170	6.3%	-1.0%
2013	$24.19	91	2.3%	-16.5%	2,592,485	7.3%	-0.6%
2012	$23.65	89	0.6%	-18.4%	2,790,000	7.9%	0.3%
2011	$23.52	89	-1.4%	-18.8%	2,673,394	7.6%	0.5%
2010	$23.85	90	-4.2%	-17.7%	2,507,363	7.1%	0.2%
2009	$24.89	94	-5.9%	-14.1%	2,441,043	6.9%	0.8%

GENERAL RETAIL RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$37.32	128	2.1%	13.0%	8,307,491	3.4%	0%
2024	$36.56	126	3.1%	10.7%	8,284,208	3.4%	-0.1%
2023	$35.45	122	4.6%	7.3%	8,398,720	3.5%	-0.3%
2022	$33.89	117	3.0%	2.6%	9,040,864	3.8%	-0.3%
2021	$32.89	113	0.5%	-0.4%	9,643,001	4.0%	-0.2%
YTD	$32.85	113	-0.1%	-0.6%	9,325,692	3.9%	-0.3%
2020	$32.72	113	-0.9%	-0.9%	10,138,543	4.2%	0.6%
2019	$33.03	114	2.1%	0%	8,754,158	3.7%	0.2%
2018	$32.36	111	2.2%	-2.0%	8,389,400	3.5%	0.2%
2017	$31.67	109	3.3%	-4.1%	7,887,384	3.3%	0.1%
2016	$30.66	105	2.9%	-7.2%	7,587,205	3.2%	-1.0%
2015	$29.81	103	4.3%	-9.8%	9,967,913	4.2%	0.2%
2014	$28.58	98	4.3%	-13.5%	9,515,741	4.0%	-0.4%
2013	$27.40	94	3.3%	-17.0%	10,489,709	4.4%	-0.5%
2012	$26.52	91	1.3%	-19.7%	11,754,395	4.9%	0.3%
2011	$26.17	90	-0.9%	-20.8%	11,030,288	4.6%	-0.4%
2010	$26.42	91	-3.9%	-20.0%	12,001,650	5.0%	-0.1%
2009	$27.50	95	-5.4%	-16.7%	12,255,532	5.1%	0.9%

OTHER RENT & VACANCY

	Market Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2025	$43.98	130	2.0%	12.8%	203,257	7.4%	0.1%
2024	$43.13	127	3.0%	10.6%	198,855	7.2%	-0.1%
2023	$41.86	124	4.5%	7.4%	201,253	7.3%	-0.5%
2022	$40.05	118	2.9%	2.7%	215,942	7.9%	-0.2%
2021	$38.91	115	0.6%	-0.2%	221,399	8.1%	0.1%
YTD	$38.88	115	0%	-0.3%	215,318	7.8%	-0.1%
2020	$38.68	114	-0.8%	-0.8%	218,739	8.0%	2.8%
2019	$38.98	115	2.3%	0%	140,424	5.1%	0.5%
2018	$38.12	113	2.2%	-2.2%	123,481	4.7%	0.8%
2017	$37.30	110	3.7%	-4.3%	101,075	3.8%	2.1%
2016	$35.98	106	3.3%	-7.7%	44,833	1.7%	-0.8%
2015	$34.82	103	4.5%	-10.7%	66,778	2.5%	-0.3%
2014	$33.32	98	4.1%	-14.5%	74,975	2.8%	-2.6%
2013	$32.01	95	3.1%	-17.9%	143,808	5.4%	-0.1%
2012	$31.04	92	1.1%	-20.4%	147,589	5.6%	0.4%
2011	$30.71	91	-0.8%	-21.2%	135,819	5.1%	-1.1%
2010	$30.95	91	-3.2%	-20.6%	164,638	6.2%	2.3%
2009	$31.97	94	-5.5%	-18.0%	103,288	3.9%	-0.4%

OVERALL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$441.83	181	5.4%
2024	-	-	-	-	-	-	$435.39	178	5.4%
2023	-	-	-	-	-	-	$423.77	174	5.3%
2022	-	-	-	-	-	-	$403.08	165	5.3%
2021	-	-	-	-	-	-	$391.04	160	5.4%
YTD	1,167	$3.1B	2.2%	$2,813,402	$329.01	5.1%	$389.45	159	5.4%
2020	1,145	$4B	2.2%	$3,627,578	$407.60	5.2%	$387.07	159	5.4%
2019	1,877	$4.8B	3.1%	$3,573,936	$440.54	5.2%	$389.11	159	5.4%
2018	2,671	$4.9B	6.2%	$3,245,611	$432.24	5.0%	$375.35	154	5.4%
2017	3,036	$3.8B	4.6%	$2,724,889	$346.28	5.1%	$365.73	150	5.4%
2016	2,503	$4.7B	4.3%	$2,929,488	$339.59	5.4%	$353.19	145	5.4%
2015	2,846	$5.4B	4.9%	$3,067,711	$353.78	5.7%	$337.21	138	5.5%
2014	2,597	$5.1B	5.6%	$2,967,544	$290.62	6.0%	$308.97	127	5.8%
2013	2,144	$4B	4.2%	$2,823,282	$289.17	6.3%	$267.29	109	6.2%
2012	1,803	$2.8B	3.7%	$2,807,081	$269.80	6.9%	$252.85	104	6.3%
2011	1,538	$1.8B	2.9%	$2,326,509	$267.19	7.0%	$229.88	94	6.7%
2010	972	$1.5B	2.3%	$2,105,279	$210.06	7.4%	$216.93	89	6.9%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

MALLS SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$424.33	169	5.3%
2024	-	-	-	-	-	-	$418.78	166	5.3%
2023	-	-	-	-	-	-	$408.22	162	5.3%
2022	-	-	-	-	-	-	$388.90	155	5.3%
2021	-	-	-	-	-	-	$377.96	150	5.3%
YTD	18	$264.4M	4.3%	$14,689,260	$141.96	-	$376.60	150	5.3%
2020	3	$581.6M	1.6%	$193,850,405	$824.21	8.9%	$377.90	150	5.3%
2019	1	$325M	1.1%	$325,000,000	$701.94	-	$381.46	152	5.2%
2018	61	$227.9M	29.2%	$32,560,714	$334.30	6.7%	$365.24	145	5.3%
2017	12	$64M	1.4%	$9,141,201	$152.39	6.5%	$361.56	144	5.2%
2016	35	$285M	6.5%	$15,831,553	$197.84	5.2%	$351.02	140	5.3%
2015	67	$332.1M	6.3%	$25,546,457	$333.64	5.2%	$337.30	134	5.3%
2014	62	$111.9M	7.0%	$15,980,516	$109.42	-	$313.41	125	5.5%
2013	25	$842M	8.3%	$42,100,671	$309.01	5.2%	$272.46	108	5.9%
2012	23	$217.9M	4.9%	$14,529,033	$379.75	6.9%	$258.33	103	6.0%
2011	5	$4.3M	0.3%	$1,441,667	$160.34	9.3%	$237.19	94	6.3%
2010	7	$6.3M	0.3%	$1,260,000	$199.54	6.8%	$225.37	90	6.6%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Sale Trends

POWER CENTER SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$396.95	189	5.3%
2024	-	-	-	-	-	-	$390.73	186	5.3%
2023	-	-	-	-	-	-	$379.86	181	5.2%
2022	-	-	-	-	-	-	$361	172	5.2%
2021	-	-	-	-	-	-	$349.92	166	5.3%
YTD	5	$27.4M	0.7%	$5,475,000	$159.59	-	$348.42	166	5.3%
2020	6	$61.8M	1.0%	$12,359,519	$321.61	6.6%	$342.74	163	5.3%
2019	28	$259.2M	5.7%	$11,270,435	$239.09	5.7%	$344.76	164	5.2%
2018	39	$396M	5.1%	$10,153,534	$325.76	5.7%	$326.43	155	5.3%
2017	36	$14.9M	5.6%	$3,736,500	$425.98	5.4%	$319.91	152	5.3%
2016	37	$53.7M	2.8%	$6,708,441	$273.31	5.6%	$310.61	148	5.3%
2015	22	$284.5M	3.7%	$20,324,286	$515.64	6.3%	$298.35	142	5.4%
2014	66	$566.5M	13.8%	$15,310,390	$290.42	6.0%	$268.38	128	5.7%
2013	49	$107M	3.8%	$2,971,620	$178.31	6.8%	$234.11	111	6.1%
2012	26	$197.3M	5.5%	$14,089,474	$207.38	7.2%	$220.91	105	6.3%
2011	20	$5.6M	4.7%	$5,572,055	$202.95	-	$198.90	95	6.6%
2010	19	$113.7M	5.6%	$7,106,875	$123.34	8.8%	$187.58	89	6.9%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

NEIGHBORHOOD CENTER SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$380.50	178	5.5%
2024	-	-	-	-	-	-	$375.14	176	5.5%
2023	-	-	-	-	-	-	$365.32	171	5.4%
2022	-	-	-	-	-	-	$347.82	163	5.4%
2021	-	-	-	-	-	-	$337.87	158	5.5%
YTD	64	$339.3M	1.1%	$7,069,727	$352.86	5.3%	$336.63	158	5.5%
2020	92	$547.6M	1.8%	$6,080,150	$306	5.6%	$334.75	157	5.4%
2019	115	$711.7M	1.9%	$7,286,648	$378.23	5.7%	$337.30	158	5.4%
2018	116	$618M	2.2%	$6,179,851	$323.42	5.7%	$325.52	153	5.5%
2017	161	$800.8M	3.7%	$7,024,445	$290.52	5.5%	$316.21	148	5.5%
2016	135	$1B	3.4%	$8,725,931	$326.08	5.2%	$306.19	144	5.5%
2015	179	$1.2B	3.9%	$7,178,981	$322.62	6.2%	$292.57	137	5.6%
2014	172	$920.7M	4.0%	$6,325,229	$265.86	5.7%	$268.70	126	5.8%
2013	152	$802.6M	3.8%	$6,310,619	$249.92	6.4%	$233.79	110	6.2%
2012	164	$676.3M	3.7%	$5,932,642	$248.20	6.6%	$221.63	104	6.4%
2011	139	$529.9M	3.2%	$7,515,725	$329.22	6.9%	$201.47	94	6.7%
2010	88	$346.9M	2.1%	$5,058,591	$205.83	7.5%	$190.39	89	7.0%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Sale Trends

STRIP CENTER SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$434.63	181	5.5%
2024	-	-	-	-	-	-	$428.28	179	5.4%
2023	-	-	-	-	-	-	$416.82	174	5.4%
2022	-	-	-	-	-	-	$396.56	165	5.4%
2021	-	-	-	-	-	-	$384.99	160	5.4%
YTD	59	$202.8M	1.5%	$3,612,858	$376.52	4.9%	$383.50	160	5.5%
2020	50	$161.5M	1.3%	$3,351,263	$356.67	5.1%	$379.32	158	5.4%
2019	118	$315.5M	2.3%	$3,411,341	$429.71	4.8%	$379.82	158	5.4%
2018	151	$325.7M	3.4%	$3,298,059	$375.25	5.2%	$367.27	153	5.5%
2017	224	$319M	4.4%	$2,900,095	$349.22	5.7%	$357.59	149	5.5%
2016	130	$292.9M	2.7%	$2,746,309	$331.29	5.6%	$345.15	144	5.5%
2015	179	$370.5M	4.1%	$2,938,042	$307.07	5.8%	$329.24	137	5.6%
2014	147	$331.8M	3.2%	$2,765,326	$323.88	5.6%	$301.63	126	5.8%
2013	146	$231.4M	3.5%	$2,117,831	$240.04	6.4%	$260.96	109	6.2%
2012	91	$121.4M	2.0%	$2,167,524	$260.78	7.2%	$247.70	103	6.4%
2011	80	$112.9M	2.4%	$2,204,269	$190.22	7.3%	$224.84	94	6.7%
2010	63	$77.6M	1.5%	$1,988,773	$227.14	7.5%	$212.13	88	7.0%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

GENERAL RETAIL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$477.78	184	5.4%
2024	-	-	-	-	-	-	$470.67	181	5.4%
2023	-	-	-	-	-	-	$457.96	176	5.3%
2022	-	-	-	-	-	-	$435.36	168	5.3%
2021	-	-	-	-	-	-	$422.03	162	5.4%
YTD	1,020	$2.3B	2.5%	$2,330,495	$383.75	5.1%	$420.21	162	5.4%
2020	988	$2.6B	2.7%	$2,751,775	$415.74	5.1%	$417.29	161	5.4%
2019	1,614	$3.2B	3.8%	$2,828,689	$473.38	5.2%	$419.06	161	5.3%
2018	2,302	$3.4B	4.4%	$2,638,609	$499.67	4.8%	$405.19	156	5.4%
2017	2,601	$2.6B	5.4%	$2,245,179	$379.48	4.9%	$393.68	152	5.4%
2016	2,164	$3.1B	4.8%	$2,237,662	$372.17	5.4%	$379.34	146	5.4%
2015	2,394	$3.1B	5.1%	$2,144,466	$365.38	5.6%	$361.57	139	5.5%
2014	2,145	$3.1B	5.7%	$2,243,802	$314.27	6.1%	$330.40	127	5.8%
2013	1,759	$2B	3.8%	$1,793,108	$318.03	6.3%	$284.80	110	6.2%
2012	1,494	$1.5B	3.6%	$1,874,249	$270.97	6.8%	$269.03	104	6.3%
2011	1,283	$1.1B	3.1%	$1,769,307	$256.08	7.0%	$244.20	94	6.7%
2010	793	$919.8M	2.5%	$1,618,552	$230.40	7.3%	$230.08	89	6.9%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

OTHER SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2025	-	-	-	-	-	-	$346.54	127	6.1%
2024	-	-	-	-	-	-	$341.42	125	6.1%
2023	-	-	-	-	-	-	$332.22	122	6.0%
2022	-	-	-	-	-	-	$316.29	116	6.0%
2021	-	-	-	-	-	-	$307.35	113	6.1%
YTD	1	$0	6.2%	-	-	-	$306.33	112	6.1%
2020	6	$37.2M	14.4%	$6,206,094	$94.04	-	$329.16	121	5.9%
2019	1	$300K	0%	-	$306.12	-	$332.19	122	5.8%
2018	2	$2.8M	0.4%	$2,780,000	$292.42	-	$314.73	115	5.9%
2017	2	$0	0.7%	-	-	-	$342.62	126	5.7%
2016	2	$570K	0.1%	-	$276.56	5.8%	$330.95	121	5.7%
2015	5	$134.1M	14.2%	$66,358,335	$357.32	5.8%	$315.90	116	5.8%
2014	5	$3.6M	0.4%	$2,213,000	$313.14	-	$319.77	117	5.7%
2013	13	$4.6M	0.5%	-	$316.09	-	$277.87	102	6.1%
2012	5	$100M	6.6%	$98,850,000	$570.19	6.0%	$263.35	96	6.3%
2011	11	$4.2M	3.9%	$1,360,000	$256.82	-	$260.40	95	6.4%
2010	2	$605K	0.1%	-	$583.41	-	$245.60	90	6.6%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Appendix C-3

7

Appendix C-3

Appendix C-3: Additional Data on Inventory Sites under PlaceType Scenario

The following table lists the sites selected in the site inventory under the PlaceTypes scenario and provides detailed information about each site, including existing use, lot coverage and land-to-improvement value. The table represents sites that met the criteria outlined in the methodology at the time the analysis was conducted. The projected housing needs for extremely low income households are estimated at 50 percent of the very low income RHNA. However, for purposes of identifying sites for RHNA, no separate sites inventory is required for extremely low income housing needs.

C-3

Appendix

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7261007028	0.2	223	0.4	NSC-M	4 to 5 Stories	Market	50	10	0	2	8	Commercial	CNR	11	2	N/A	Market	0.22	38%	0	Commercial	Store	1600 1/2 CHERRY AVE	LONG BEACH CA 90813
7209008012	0.13	249	0.26	TOD-M	4 to 5 Stories	Market	77	10	1	0	9	Specific Plan	SP-1-CDR	70	9	N/A	Market	0.32	43%	2	Residential	Duplex	342 1/2 E 19TH ST	LONG BEACH CA 90806
7281019021	0.03	494	0.32	DT	80 Feet	Downtown	140	4	0	0	4	Planned Development	PD-30	150	5	Market	Market	0.00	0%	0	Commercial	Vacant Land	417 1/4 E 1ST ST	LONG BEACH CA 90802
7275001083	0.52	507	0.83	DT	80 Feet	Downtown	140	73	7	0	66	Planned Development	PD-30	150	78	Market	Market	0.01	0%	0	Commercial	Parking Lot, Commercial Use	300 ALAMITOS AVE	LONG BEACH CA LONG BEACH CA
7274023024	0.14	328	0.3	DT	38 Feet	Downtown	40	6	1	0	5	Planned Development	PD-30	150	21	Market	Market	0.50	39%	1	Residential	Single Family	853 ALAMITOS AVE	LONG BEACH CA 90813
7274023022	0.16	328	0.3	DT	38 Feet	Downtown	40	6	1	0	5	Planned Development	PD-30	150	24	Market	Market	0.32	29%	1	Residential	Single Family	861 ALAMITOS AVE	LONG BEACH CA 90813
7275002025	0.31	500	0.31	DT	80 Feet	Downtown	140	43	4	0	39	Planned Development	PD-30	150	47	Market	Market	0.13	33%	1	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	210 ALAMITOS AVE	LONG BEACH CA 90802
7274006023	0.3	371	0.3	MFR-M	4 to 5 Stories	Market	45	14	0	3	11	Residential - MFR	R-4-N	22	7	N/A	Market	0.82	69%	1	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1217 ALAMITOS AVE	LONG BEACH CA 90813
7267005012	0.19	346	0.37	MFR-M	4 to 5 Stories	Market	45	9	0	2	7	Residential - MFR	R-4-N	22	4	N/A	Market	0.43	52%	3	Residential	Three Units	1054 ALAMITOS AVE	LONG BEACH CA 90813
7268030013	0.15	220	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-3-4	19	3	N/A	Market	0.67	48%	1	Industrial	Light Manufacturing	1708 ALAMITOS AVE	LONG BEACH CA 90813
7268019024	0.46	391	0.46	MFR-M	4 to 5 Stories	Market	45	21	0	4	17	Residential - MFR	R-4-R	22	10	N/A	Market	0.50	53%	1	Industrial	Warehousing, Distribution, Storage	1480 ALAMITOS AVE	LONG BEACH CA 90813
7266005001	0.12	329	0.36	DT	80 Feet	Downtown	140	17	2	0	15	Planned Development	PD-30	150	18	Market	Market	0.56	32%	2	Residential	Duplex	744 ALAMITOS AVE	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7265001037	0.34	498	0.34	DT	80 Feet	Downtown	140	48	5	0	43	Planned Development	PD-30	150	51	Market	Market	0.26	24%	0	Commercial	Service Station	200 ALAMITOS AVE	LONG BEACH CA 90802
7274023018	0.19	327	0.35	DT	38 Feet	Downtown	40	8	1	0	7	Planned Development	PD-30	150	29	Market	Market	0.42	64%	7	Residential	Five Or More Apartments Or Units	905 ALAMITOS AVE	LONG BEACH CA 90813
7274023016	0.16	327	0.35	DT	38 Feet	Downtown	40	6	1	0	5	Planned Development	PD-30	150	24	Market	Market	0.00	1%	0	Residential	Four Units, Vacant Land	919 ALAMITOS AVE	LONG BEACH CA 90813
7266006040	0.14	522	0.53	DT	80 Feet	Downtown	140	20	2	0	18	Planned Development	PD-30	150	21	Market	Market	0.45	77%	0	Commercial	Store Combination With Office Or Residential	638 ALAMITOS AVE	LONG BEACH CA 90802
7268019018	0.13	392	0.38	MFR-M	4 to 5 Stories	Market	45	6	0	1	5	Residential - MFR	R-4-R	22	3	N/A	Market	0.23	48%	1	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1404 ALAMITOS AVE	LONG BEACH CA 90813
7267005010	0.18	346	0.37	MFR-M	4 to 5 Stories	Market	45	8	0	2	6	Residential - MFR	R-4-N	22	4	N/A	Market	0.29	26%	1	Residential	Single Family	1060 ALAMITOS AVE	LONG BEACH CA 90813
7266015016	0.16	527	0.31	MFR-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.21	29%	1	Residential	Single Family	468 ALMOND AVE	LONG BEACH CA 90802
7148013035	0.14	28	1.61	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	3385 ATLANTIC AVE	LONG BEACH CA 90807
7274013032	0.47	352	0.75	TOD-L	4 to 5 Stories	Affordable	100	47	47	0	0	Commercial	CO	22	10	N/A	Market	0.06	35%	5	Commercial	Store And Residential Combination	1078 ATLANTIC AVE	LONG BEACH CA LONG BEACH CA
7274001018	0.18	358	0.42	TOD-L	4 to 5 Stories	Market	72	13	0	3	10	Commercial	CCA	0	0	N/A	Market	0.00	9%	0	Commercial	Vacant Land	1225 ATLANTIC AVE	LONG BEACH CA 90813
7274015041	0.18	339	0.79	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	27	Market	Market	0.00	0%	0	Residential	Vacant Land	937 ATLANTIC AVE	LONG BEACH CA 90813
7130022041	0.65	96	0.65	NSC-M	3 Stories and under	Affordable	44	28	28	0	0	Commercial	CCA	0	0	N/A	Market	0.67	10%	1	Commercial	Restaurant, Cocktail Lounge, Fast Food-Auto Oriented	5146 ATLANTIC AVE	LONG BEACH CA 90805

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7115002004	0.78	622	0.78	NSC-M	4 to 5 Stories	Affordable	69	54	54	0	0	Industrial	IL	0	0	N/A	Market	0.17	17%	1	Commercial	Service Station, Car Wash, Convenience Store	6685 ATLANTIC AVE	LONG BEACH CA 90805
7115026038	0.6	630	0.6	NSC-M	4 to 5 Stories	Affordable	69	41	41	0	0	Commercial	CCA	0	0	N/A	Market	0.68	35%	7	Commercial	Store	6580 ATLANTIC AVE	LONG BEACH CA 90805
7211001006	0.15	118	0.73	TOD-M	Over 5 stories	Affordable	150	23	23	0	0	Planned Development	PD-25	0	0	N/A	Market	0.64	30%	0	Residential	Single Family	2546 ATLANTIC AVE	LONG BEACH CA 90806
7135013053	3.28	104	3.28	NSC-M	4 to 5 Stories	Affordable	69	226	226	0	0	Commercial	CCA	0	0	N/A	Market	0.76	36%	0	Commercial	Shopping Center (Neighborhood, Community)	4570 ATLANTIC AVE	LONG BEACH CA 90807
7208006057	0.11	121	0.54	TOD-M	Over 5 stories	Affordable	150	17	17	0	0	Planned Development	PD-25	0	0	N/A	Market	0.00	0%	0			2545 ATLANTIC AVE	LONG BEACH CA 90806
7281007028	0.23	513	0.52	DT	80 Feet	Downtown	140	32	3	0	29	Planned Development	PD-30	150	35	Market	Market	0.91	32%	0	Commercial	Store	401 ATLANTIC AVE	LONG BEACH CA 90802
7138017022	0.31	48	0.88	NSC-L	3 Stories and under	Affordable	38	12	12	0	0	Commercial	CNP	0	0	N/A	Market	0.96	35%	0	Commercial	Restaurant, Cocktail Lounge	3900 ATLANTIC AVE	LONG BEACH CA 90807
7274013030	0.28	352	0.75	TOD-L	4 to 5 Stories	Affordable	100	28	28	0	0	Commercial	CO	22	6	N/A	Market	0.25	48%	1	Commercial	Professional Building, Medical Dental Building	1066 ATLANTIC AVE	LONG BEACH CA 90813
7274016007	0.17	334	0.51	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	26	Market	Market	0.22	42%	1	Residential	Single Family	847 ATLANTIC AVE	LONG BEACH CA 90813
7210016904	0.34	241	0.57	TOD-L	4 to 5 Stories	Affordable	100	34	34	0	0	Planned Development	PD-25	0	0	N/A	Market	0.00	31%	0	Commercial	Store	1858 ATLANTIC AVE	LONG BEACH CA 90806
7269031021	0.16	395	0.3	TOD-L	4 to 5 Stories	Market	72	12	0	2	10	Commercial	CO	22	3	N/A	Market	0.81	67%	1	Commercial	Small Food Store, Less Than 6,000 SF	1473 ATLANTIC AVE	LONG BEACH CA 90813
7208007008	0.23	117	0.58	MFR-M	4 to 5 Stories	Affordable	63	14	14	0	0	Planned Development	PD-25	0	0	N/A	Market	0.29	72%	0	Commercial	Store	2485 ATLANTIC AVE	LONG BEACH CA 90806
7130002034	0.72	99	0.95	NSC-M	3 Stories and under	Affordable	44	32	32	0	0	Commercial	CCA	0	0	N/A	Market	0.25	15%	0	Commercial	Restaurant, Cocktail Lounge	5361 ATLANTIC AVE	LONG BEACH CA 90805

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7281007029	0.17	513	0.52	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.72	50%	0	Commercial	Office Building	417 ATLANTIC AVE	LONG BEACH CA 90802
7138030015	0.44	47	0.44	NSC-L	3 Stories and under	Market	30	13	0	3	10	Commercial	CNP	0	0	N/A	Market	0.52	17%	2	Commercial	Store	3850 ATLANTIC AVE	LONG BEACH CA 90807
7209004023	0.13	251	0.26	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Planned Development	PD-25	0	0	N/A	Market	0.30	29%	0	Commercial	Office Building	1909 ATLANTIC AVE	LONG BEACH CA 90806
7138017023	0.29	48	0.88	NSC-L	3 Stories and under	Affordable	38	11	11	0	0	Commercial	CNP	0	0	N/A	Market	0.62	54%	1	Commercial	Store	3908 ATLANTIC AVE	LONG BEACH CA 90807
7209004022	0.13	251	0.26	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Planned Development	PD-25	0	0	N/A	Market	0.82	70%	1	Commercial	Office Building, Office And Residential	1901 ATLANTIC AVE	LONG BEACH CA 90806
7139001018	0.54	111	0.54	NSC-L	3 Stories and under	Affordable	38	20	20	0	0	Commercial	CNP	0	0	N/A	Market	0.09	21%	0	Commercial	Service Station	4385 ATLANTIC AVE	LONG BEACH CA 90807
7208007026	0.26	116	0.26	MFR-M	4 to 5 Stories	Market	45	12	0	2	10	Planned Development	PD-25	0	0	N/A	Market	0.62	47%	0	Commercial	Professional Building	2403 ATLANTIC AVE	LONG BEACH CA 90806
7139002030	0.28	114	0.28	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CNP	0	0	N/A	Market	0.72	30%	1	Commercial	Restaurant, Cocktail Lounge	4101 ATLANTIC AVE	LONG BEACH CA 90807
7139003002	0.19	51	0.93	NSC-L	3 Stories and under	Affordable	38	7	7	0	0	Commercial	CNP	0	0	N/A	Market	0.51	55%	0	Commercial	Store	4019 ATLANTIC AVE	LONG BEACH CA 90807
7269031017	0.16	396	0.29	TOD-L	4 to 5 Stories	Market	72	12	0	2	10	Commercial	CO	22	3	N/A	Market	0.00	25%	0	Residential	Vacant Land	1491 ATLANTIC AVE	LONG BEACH CA 90813
7145019014	0.5	34	1.16	NSC-M	4 to 5 Stories	Affordable	69	34	34	0	0	Commercial	CCA	0	0	N/A	Market	0.45	10%	1	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	3402 ATLANTIC AVE	LONG BEACH CA 90807
7274015900	0.34	340	0.34	DT	38 Feet	Downtown	40	14	1	0	13	Planned Development	PD-30	150	51	Market	Market	0.00	80%	0	Commercial	Office Building	999 ATLANTIC AVE	LONG BEACH CA 90813
7138031024	0.73	45	0.73	NSC-L	3 Stories and under	Affordable	38	27	27	0	0	Commercial	CNP	0	0	N/A	Market	0.65	32%	0	Commercial	Bank, Savings & Loan	3804 ATLANTIC AVE	LONG BEACH CA 90807
7269031018	0.13	396	0.29	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Commercial	CO	22	3	N/A	Market	0.87	36%	1	Residential	Single Family	1487 ATLANTIC AVE	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7148013038	0.54	28	1.61	NSC-M	4 to 5 Stories	Affordable	69	37	37	0	0	Commercial	CCA	0	0	N/A	Market	0.14	36%	0	Commercial	Restaurant, Cocktail Lounge	3301 ATLANTIC AVE	LONG BEACH CA 90807
7116018023	0.6	676	0.6	NSC-M	4 to 5 Stories	Affordable	69	41	41	0	0	Industrial	IL	0	0	N/A	Market	0.00	0%	0	Commercial	Parking Lot, Commercial Use	6935 ATLANTIC AVE	LONG BEACH CA 90805
7127006036	0.29	652	0.29	NSC-M	3 Stories and under	Market	32	9	0	2	7	Commercial	CNP	0	0	N/A	Market	0.08	31%	0	Commercial	Service Station	5738 ATLANTIC AVE	LONG BEACH CA 90805
7130006043	0.33	98	0.33	NSC-M	3 Stories and under	Market	32	10	0	2	8	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Residential	Vacant Land	5205 ATLANTIC AVE	LONG BEACH CA 90805
7210016027	0.23	241	0.57	TOD-L	4 to 5 Stories	Affordable	100	23	23	0	0	Planned Development	PD-25	0	0	N/A	Market	0.92	66%	0	Commercial	Professional Building, Medical Dental Building	1870 ATLANTIC AVE	LONG BEACH CA 90806
7139004004	0.38	46	0.38	NSC-L	3 Stories and under	Market	30	11	0	2	9	Commercial	CNP	0	0	N/A	Market	0.53	49%	0	Commercial	Store	3839 ATLANTIC AVE	LONG BEACH CA 90807
7211001005	0.14	118	0.73	TOD-M	Over 5 stories	Affordable	150	21	21	0	0	Planned Development	PD-25	0	0	N/A	Market	0.39	39%	1	Residential	Single Family	2556 ATLANTIC AVE	LONG BEACH CA 90806
7138017019	0.28	48	0.88	NSC-L	3 Stories and under	Affordable	38	11	11	0	0	Commercial	CNP	0	0	N/A	Market	0.50	50%	0	Commercial	Store	3918 ATLANTIC AVE	LONG BEACH CA 90807
7274016008	0.17	334	0.51	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	26	Market	Market	0.45	18%	1	Residential	Single Family	835 ATLANTIC AVE	LONG BEACH CA 90813
7209006022	0.13	244	0.48	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Planned Development	PD-25	0	0	N/A	Market	0.09	64%	0	Residential	Duplex	1825 ATLANTIC AVE	LONG BEACH CA 90806
7148013036	0.16	28	1.61	NSC-M	4 to 5 Stories	Affordable	69	11	11	0	0	Commercial	CCA	0	0	N/A	Market	0.10	40%	0	Commercial	Office Building	3355 ATLANTIC AVE	LONG BEACH CA 90807
7210009027	0.14	250	0.42	TOD-L	4 to 5 Stories	Market	72	10	0	2	8	Planned Development	PD-25	0	0	N/A	Market	0.00	0%	0	Residential	Vacant Land	1934 ATLANTIC AVE	LONG BEACH CA 90806
7139003003	0.37	51	0.93	NSC-L	3 Stories and under	Affordable	38	14	14	0	0	Commercial	CNP	0	0	N/A	Market	0.84	58%	0	Commercial	Store Combination With Office Or Residential	4001 ATLANTIC AVE	LONG BEACH CA 90807
7139003004	0.37	51	0.93	NSC-L	3 Stories and under	Affordable	38	14	14	0	0	Commercial	CNP	0	0	N/A	Market	0.68	53%	0	Institutional	School (Private)	3981 ATLANTIC AVE	LONG BEACH CA 90807

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7130010017	1.07	95	1.63	NSC-M	3 Stories and under	Affordable	44	47	47	0	0	Commercial	CCA	0	0	N/A	Market	0.69	47%	0	Commercial	Store	5117 ATLANTIC AVE	LONG BEACH CA 90805
7208006060	0.11	121	0.54	TOD-M	Over 5 stories	Affordable	150	17	17	0	0	Planned Development	PD-25	0	0	N/A	Market	0.00	0%	0			2525 ATLANTIC AVE	LONG BEACH CA 90806
7124017032	0.32	660	0.64	NSC-L	3 Stories and under	Affordable	38	12	12	0	0	Commercial	CNA	0	0	N/A	Market	0.81	19%	0	Commercial	Restaurant, Cocktail Lounge	5990 ATLANTIC AVE	LONG BEACH CA 90805
7269031020	0.14	395	0.3	TOD-L	4 to 5 Stories	Market	72	10	0	2	8	Commercial	CO	22	3	N/A	Market	0.78	31%	1	Residential	Single Family	1475 ATLANTIC AVE	LONG BEACH CA 90813
7125034033	0.21	654	0.32	NSC-L	3 Stories and under	Market	30	6	0	1	5	Commercial	CNA	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	5927 ATLANTIC AVE	LONG BEACH CA 90805
7281006010	0.46	512	0.46	DT	80 Feet	Downtown	140	64	6	0	58	Planned Development	PD-30	150	69	Market	Market	0.07	20%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	402 ATLANTIC AVE	LONG BEACH CA 90802
7139002031	1.68	113	1.68	NSC-L	3 Stories and under	Affordable	38	63	63	0	0	Commercial	CNP	0	0	N/A	Market	0.50	36%	0	Commercial	Store	4215 ATLANTIC AVE	LONG BEACH CA 90807
7115027012	2.54	631	2.54	NSC-M	4 to 5 Stories	Affordable	69	175	175	0	0	Commercial	CCA	0	0	N/A	Market	0.96	33%	5	Commercial	Shopping Center (Neighborhood, Community)	6597 ATLANTIC AVE	LONG BEACH CA 90805
7274015043	0.18	339	0.79	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	27	Market	Market	0.00	1%	0	Commercial	Vacant Land	919 ATLANTIC AVE	LONG BEACH CA 90813
7281002002	0.34	517	0.34	DT	80 Feet	Downtown	140	48	5	0	43	Planned Development	PD-30	150	51	Market	Market	0.54	23%	0	Commercial	Restaurant, Cocktail Lounge, Fast Food-Auto Oriented	555 ATLANTIC AVE	LONG BEACH CA 90802
7124001025	0.4	637	0.75	NSC-L	3 Stories and under	Affordable	38	15	15	0	0	Commercial	CNA	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	6108 ATLANTIC AVE	LONG BEACH CA 90805
7139001030	0.56	112	0.75	NSC-L	3 Stories and under	Affordable	38	21	21	0	0	Commercial	CNP	0	0	N/A	Market	0.55	40%	0	Commercial	Professional Building, Medical Dental Building	4335 ATLANTIC AVE	LONG BEACH CA 90807
7130010018	0.56	95	1.63	NSC-M	3 Stories and under	Affordable	44	25	25	0	0	Commercial	CCA	0	0	N/A	Market	0.47	36%	0	Commercial	Wireless Communication Tower, Single Story	5115 ATLANTIC AVE	LONG BEACH CA 90805

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7124017031	0.21	660	0.64	NSC-L	3 Stories and under	Affordable	38	8	8	0	0	Commercial	CNA	0	0	N/A	Market	0.45	37%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	5966 ATLANTIC AVE	LONG BEACH CA 90805
7124001021	0.12	635	0.37	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNA	0	0	N/A	Market	0.68	57%	0	Commercial	Restaurant, Cocktail Lounge	6176 ATLANTIC AVE	LONG BEACH CA 90805
7138016036	0.74	50	0.74	NSC-L	3 Stories and under	Affordable	38	28	28	0	0	Commercial	CNP	0	0	N/A	Market	0.58	37%	6	Commercial	Shopping Center (Neighborhood, Community)	4040 ATLANTIC AVE	LONG BEACH CA 90807
7274017014	0.11	331	0.28	DT	38 Feet	Downtown	40	4	0	0	4	Planned Development	PD-30	150	17	Market	Market	0.11	66%	0	Institutional	School (Private)	753 ATLANTIC AVE	LONG BEACH CA 90813
7148013034	0.41	28	1.61	NSC-M	4 to 5 Stories	Affordable	69	28	28	0	0	Commercial	CCA	0	0	N/A	Market	0.96	43%	0	Commercial	Store	3395 ATLANTIC AVE	LONG BEACH CA 90807
7208006058	0.11	121	0.54	TOD-M	Over 5 stories	Affordable	150	17	17	0	0	Planned Development	PD-25	0	0	N/A	Market	0.00	0%	0			2535 ATLANTIC AVE	LONG BEACH CA 90806
7139001900	0.19	112	0.75	NSC-L	3 Stories and under	Affordable	38	7	7	0	0	Commercial	CNP	0	0	N/A	Market	0.00	6%	0	Commercial	Parking Lot, Commercial Use	4325 ATLANTIC AVE	LONG BEACH CA 90807
7269032906	0.55	398	0.55	TOD-L	4 to 5 Stories	Affordable	100	55	55	0	0	Institutional	I	0	0	N/A	Market	0.00	14%	0	Commercial	Vacant Land	1535 ATLANTIC AVE	LONG BEACH CA 90813
7274016035	0.17	334	0.51	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	26	Market	Market	0.90	63%	0	Commercial	Office Building	853 ATLANTIC AVE	LONG BEACH CA 90813
7125034032	0.11	654	0.32	NSC-L	3 Stories and under	Market	30	3	0	1	2	Commercial	CNA	0	0	N/A	Market	0.00	2%	0	Residential	Vacant Land	5941 ATLANTIC AVE	LONG BEACH CA 90805
7274013008	0.14	341	0.28	TOD-L	4 to 5 Stories	Market	72	10	0	2	8	Commercial	CO	22	3	N/A	Market	0.19	62%	0	Commercial	Store And Residential Combination	1036 ATLANTIC AVE	LONG BEACH CA 90813
7124017033	0.11	660	0.64	NSC-L	3 Stories and under	Affordable	38	4	4	0	0	Commercial	CNA	0	0	N/A	Market	0.00	2%	0	Commercial	Vacant Land	5960 ATLANTIC AVE	LONG BEACH CA 90805
7274018049	0.34	520	0.34	DT	80 Feet	Downtown	140	48	5	0	43	Planned Development	PD-30	150	51	Market	Market	0.33	37%	0	Institutional	Mortuary, Funeral Home	638 ATLANTIC AVE	LONG BEACH CA 90802

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7130025031	0.4	101	0.4	NSC-M	3 Stories and under	Market	32	13	0	3	10	Commercial	CCA	0	0	N/A	Market	0.88	47%	0	Institutional	School (Private)	5350 ATLANTIC AVE	LONG BEACH CA 90805
7274017030	0.17	330	0.34	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	26	Market	Market	0.70	44%	3	Residential	Duplex	728 ATLANTIC AVE	LONG BEACH CA 90813
7211001004	0.15	118	0.73	TOD-M	Over 5 stories	Affordable	150	23	23	0	0	Planned Development	PD-25	0	0	N/A	Market	0.00	0%	0	Commercial	Parking Lot, Commercial Use	2560 ATLANTIC AVE	LONG BEACH CA 90806
7274017015	0.17	331	0.28	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	26	Market	Market	0.52	45%	0	Commercial	Office Building	741 ATLANTIC AVE	LONG BEACH CA 90813
7210009011	0.28	250	0.42	TOD-L	4 to 5 Stories	Market	72	20	0	4	16	Planned Development	PD-25	0	0	N/A	Market	0.96	60%	0	Commercial	Professional Building	1954 ATLANTIC AVE	LONG BEACH CA 90806
7127020012	0.46	646	0.72	NSC-M	3 Stories and under	Affordable	44	20	20	0	0	Commercial	CCA	0	0	N/A	Market	0.25	22%	0	Commercial	Auto Service Centers, No Gasoline	5400 ATLANTIC AVE	LONG BEACH CA 90805
7208006061	0.1	121	0.54	TOD-M	Over 5 stories	Affordable	150	15	15	0	0	Planned Development	PD-25	0	0	N/A	Market	0.00	0%	0			2515 ATLANTIC AVE	LONG BEACH CA 90806
7148012033	0.26	33	0.26	NSC-M	4 to 5 Stories	Market	50	13	0	3	10	Commercial	CCA	0	0	N/A	Market	0.13	29%	1	Commercial	Service Station	3390 ATLANTIC AVE	LONG BEACH CA 90807
7148013037	0.36	28	1.61	NSC-M	4 to 5 Stories	Affordable	69	25	25	0	0	Commercial	CCA	0	0	N/A	Market	0.17	42%	0	Commercial	Restaurant, Cocktail Lounge	3333 ATLANTIC AVE	LONG BEACH CA 90807
7125035032	0.35	661	0.35	NSC-L	3 Stories and under	Market	30	11	0	2	9	Commercial	CNA	0	0	N/A	Market	0.50	42%	2	Commercial	Store	6001 ATLANTIC AVE	LONG BEACH CA 90805
7127009005	0.2	648	0.4	NSC-L	3 Stories and under	Market	30	6	0	1	5	Commercial	CCA	0	0	N/A	Market	0.39	47%	2	Commercial	Store Combination With Office Or Residential	5574 ATLANTIC AVE	LONG BEACH CA 90805
7127009035	0.1	648	0.4	NSC-L	3 Stories and under	Market	30	3	0	1	2	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	5564 ATLANTIC AVE	LONG BEACH CA 90805
7208007027	0.35	117	0.58	MFR-M	4 to 5 Stories	Affordable	63	22	22	0	0	Planned Development	PD-25	0	0	N/A	Market	0.48	26%	0	Commercial	Store	2467 ATLANTIC AVE	LONG BEACH CA 90806

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7124001024	0.35	637	0.75	NSC-L	3 Stories and under	Affordable	38	13	13	0	0	Commercial	CNA	0	0	N/A	Market	0.14	16%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	6142 ATLANTIC AVE	LONG BEACH CA 90805
7274017028	0.17	330	0.34	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	26	Market	Market	0.28	27%	1	Residential	Single Family	740 ATLANTIC AVE	LONG BEACH CA 90813
7124001022	0.25	635	0.37	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CNA	0	0	N/A	Market	0.52	23%	0	Commercial	Store	6184 ATLANTIC AVE	LONG BEACH CA 90805
7148013033	0.59	26	1.18	NSC-M	4 to 5 Stories	Affordable	69	41	41	0	0	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Parking Lot, Commercial Use	3301 ATLANTIC AVE	LONG BEACH CA 90807
7211001003	0.29	118	0.73	TOD-M	Over 5 stories	Affordable	150	44	44	0	0	Planned Development	PD-25	0	0	N/A	Market	0.73	49%	0	Commercial	Professional Building, Medical Dental Building	2572 ATLANTIC AVE	LONG BEACH CA 90806
7210016028	0.11	241	0.8	TOD-L	4 to 5 Stories	Affordable	100	11	11	0	0	Planned Development	PD-25	0	0	N/A	Market	0.00	5%	0	Commercial	Parking Lot, Commercial Use	1884 ATLANTIC AVE	LONG BEACH CA 90806
7210016029	0.12	241	0.8	TOD-L	4 to 5 Stories	Affordable	100	12	12	0	0	Planned Development	PD-25	0	0	N/A	Market	0.00	0%	0	Commercial	Parking Lot, Commercial Use	1890 ATLANTIC AVE	LONG BEACH CA 90806
7313033018	0.16	144	0.43	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - SFR	R-1-N	5	1	N/A	Market	0.82	24%	1	Residential	Single Family	2629 BALTIC AVE	LONG BEACH CA 90810
7254008023	0.14	304	0.41	MFR-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-S	16	2	N/A	Market	0.84	45%	1	Residential	Single Family	1067 BELMONT AVE	LONG BEACH CA 90804
7254008022	0.14	304	0.41	MFR-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-S	16	2	N/A	Market	0.25	19%	1	Residential	Single Family	1065 BELMONT AVE	LONG BEACH CA 90804
7269036024	0.17	196	0.34	MFR-M	4 to 5 Stories	Market	45	8	0	2	6	Residential - MFR	R-4-N	22	4	N/A	Market	0.52	27%	2	Residential	Duplex	1709 CEDAR AVE	LONG BEACH CA 90813
7269001031	0.18	192	0.92	MFR-M	4 to 5 Stories	Affordable	63	11	11	0	0	Residential - MFR	R-4-N	22	4	N/A	Market	0.02	0%	0	Residential	Vacant Land	1724 CEDAR AVE	LONG BEACH CA 90813
7269042020	0.14	431	0.28	MFR-M	4 to 5 Stories	Market	45	6	0	1	5	Residential - MFR	R-4-N	22	3	N/A	Market	0.55	41%	2	Residential	Duplex	1335 CEDAR AVE	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7269042019	0.14	431	0.28	MFR-M	4 to 5 Stories	Market	45	6	0	1	5	Residential - MFR	R-4-N	22	3	N/A	Market	0.50	37%	2	Residential	Duplex	1339 CEDAR AVE	LONG BEACH CA 90813
7269036003	0.17	195	0.44	NSC-M	4 to 5 Stories	Market	50	8	0	2	6	Residential - MFR	R-4-N	22	4	N/A	Market	0.25	21%	1	Residential	Single Family	1777 CEDAR AVE	LONG BEACH CA 90813
7205003004	0.15	131	0.54	NSC-L	3 Stories and under	Affordable	38	6	6	0	0	Residential - SFR	R-1-N	5	1	N/A	Market	0.16	14%	1	Residential	Single Family	2575 CEDAR AVE	LONG BEACH CA 90806
7269001032	0.18	192	0.92	MFR-M	4 to 5 Stories	Affordable	63	11	11	0	0	Residential - MFR	R-4-N	22	4	N/A	Market	0.02	0%	0	Residential	Vacant Land	1720 CEDAR AVE	LONG BEACH CA 90813
7269001030	0.18	192	0.92	MFR-M	4 to 5 Stories	Affordable	63	11	11	0	0	Residential - MFR	R-4-N	22	4	N/A	Market	0.02	0%	0	Residential	Vacant Land	1726 CEDAR AVE	LONG BEACH CA 90813
7269036023	0.17	196	0.34	MFR-M	4 to 5 Stories	Market	45	8	0	2	6	Residential - MFR	R-4-N	22	4	N/A	Market	0.25	18%	1	Residential	Single Family	1719 CEDAR AVE	LONG BEACH CA 90813
7268027027	0.12	218	0.27	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Residential - MFR	R-3-S	16	2	N/A	Market	0.28	38%	1	Residential	Single Family	1736 CERRITOS AVE	LONG BEACH CA 90813
7275005004	0.13	505	0.27	MFR-M	4 to 5 Stories	Market	45	6	0	1	5	Residential - MFR	R-3-S	16	2	N/A	Market	0.27	52%	1	Residential	Single Family	332 CERRITOS AVE	LONG BEACH CA 90802
7265003011	0.12	488	0.31	MFR-M	4 to 5 Stories	Market	45	5	0	1	4	Residential - MFR	R-4-R	22	3	N/A	Market	0.47	31%	1	Residential	Single Family	27 CERRITOS AVE	LONG BEACH CA 90802
7268027005	0.15	214	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-3-S	16	2	N/A	Market	0.53	44%	2	Residential	Duplex	1776 CERRITOS AVE	LONG BEACH CA 90813
7275005005	0.14	505	0.27	MFR-M	4 to 5 Stories	Market	45	6	0	1	5	Residential - MFR	R-3-S	16	2	N/A	Market	0.98	49%	2	Residential	Duplex	326 CERRITOS AVE	LONG BEACH CA 90802
7268027002	0.15	214	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CHW	0	0	N/A	Market	0.57	75%	0	Commercial	Store	1782 CERRITOS AVE	LONG BEACH CA 90813
7268027013	0.15	218	0.27	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-3-S	16	2	N/A	Market	0.77	28%	1	Residential	Single Family	1742 CERRITOS AVE	LONG BEACH CA 90813
7147026017	0.9	25	0.9	NSC-L	3 Stories and under	Affordable	38	34	34	0	0	Residential - SFR	R-1-N	5	5	N/A	Market	0.31	50%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	3431 CHERRY AVE	LONG BEACH LO 0

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7129030016	0.512114	680	0.512114	FCN	2 Stories	Market	15	5	0	0	5	Commercial	CHW	0	0	N/A	Market	0.67	30%	0	Commercial	Restaurant, Cocktail Lounge	5003 CHERRY AVE	LONG BEACH CA 90805
7261005007	0.31	221	0.44	NSC-M	4 to 5 Stories	Market	50	15	0	3	12	Commercial	CNR	11	3	N/A	Market	0.28	19%	1	Residential	Single Family	1701 CHERRY AVE	LONG BEACH CA 90813
7128032019	0.14	644	0.38	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.73	55%	1	Commercial	Store	5449 CHERRY AVE	LONG BEACH CA 90805
7216032025	0.13	238	0.26	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Commercial	CNR	11	1	N/A	Market	0.29	30%	1	Residential	Single Family	1845 CHERRY AVE	LONG BEACH CA 90806
7114020037	0.14	634	0.4	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CCA	0	0	N/A	Market	0.12	12%	1	Commercial	Store	6395 CHERRY AVE	LONG BEACH CA 90805
7262024012	0.15	326	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.25	35%	1	Residential	Single Family, Spa	754 CHERRY AVE	LONG BEACH CA 90813
7261032008	0.15	374	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.36	49%	2	Residential	Duplex	1132 CHERRY AVE	LONG BEACH CA 90813
7261017025	0.14	388	0.42	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CNR	11	2	N/A	Market	0.67	29%	1	Residential	Single Family	1437 CHERRY AVE	LONG BEACH CA 90813
7114020039	0.15	634	0.4	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CCA	0	0	N/A	Market	0.31	36%	1	Residential	Single Family	6377 CHERRY AVE	LONG BEACH CA 90805
7114018052	0.52	632	0.52	NSC-L	3 Stories and under	Affordable	38	20	20	0	0	Commercial	CCA	0	0	N/A	Market	0.67	47%	1	Institutional	Church	6465 CHERRY AVE	LONG BEACH CA 90805
7123013042	0.33	659	0.33	NSC-L	3 Stories and under	Market	30	10	0	2	8	Commercial	CCA	0	0	N/A	Market	0.54	24%	1	Commercial	Restaurant, Cocktail Lounge	5925 CHERRY AVE	LONG BEACH CA 90805
7261032007	0.15	374	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.11	38%	1	Residential	Single Family	1134 CHERRY AVE	LONG BEACH CA 90813
7261008024	0.14	389	0.28	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CNR	11	2	N/A	Market	0.59	32%	1	Residential	Single Family	1505 CHERRY AVE	LONG BEACH CA 90813
7116006047	0.25	678	1.19	NSC-M	4 to 5 Stories	Affordable	69	17	17	0	0	Commercial	CCA	0	0	N/A	Market	0.36	34%	1	Residential	Single Family	6821 CHERRY AVE	LONG BEACH CA 90805

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7152001016	3.7	94	4.2	NSC-M	4 to 5 Stories	Affordable	69	254	254	0	0	Commercial	CHW	0	0	N/A	Market	0.49	33%	0	Commercial	Store	4700 CHERRY AVE	LONG BEACH CA 90807
7261008020	0.14	222	0.43	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CNR	11	2	N/A	Market	0.41	22%	1	Residential	Single Family	1535 CHERRY AVE	LONG BEACH CA 90813
7275019030	0.23	490	0.35	MFR-M	4 to 5 Stories	Market	45	10	0	2	8	Residential - MFR	R-2-N	11	3	N/A	Market	0.57	58%	0	Commercial	Professional Building, Medical Dental Building	245 CHERRY AVE	LONG BEACH CA 90802
7157015017	0.96	643	20.77	NSC-M	4 to 5 Stories	Market	50	48	0	10	38	Industrial	IL	0	0	N/A	Market	0.36	10%	1	Commercial	Shopping Center (Neighborhood, Community)	5540 CHERRY AVE	LONG BEACH CA 90805
7119014035	0.46	639	0.46	NSC-L	3 Stories and under	Market	30	14	0	3	11	Commercial	CCA	0	0	N/A	Market	0.24	26%	1	Industrial	Light Manufacturing	6242 CHERRY AVE	LONG BEACH CA 90805
7267015015	0.15	322	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CNR	11	2	N/A	Market	0.25	38%	1	Residential	Single Family	935 CHERRY AVE	LONG BEACH CA 90813
7267014019	0.15	323	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.59	26%	1	Residential	Single Family	1035 CHERRY AVE	LONG BEACH CA 90813
7128031001	0.12	645	0.43	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Commercial	CCA	0	0	N/A	Market	0.46	33%	0	Commercial	Store	5519 CHERRY AVE	LONG BEACH CA 90805
7263007001	0.14	492	0.33	MFR-M	4 to 5 Stories	Market	45	6	0	1	5	Residential - MFR	R-2-N	11	2	N/A	Market	0.52	51%	2	Residential	Duplex, Pool	294 CHERRY AVE	LONG BEACH CA 90802
7157015025	10.21	643	20.77	NSC-M	4 to 5 Stories	Market	50	511	0	103	408	Industrial	IL	0	0	N/A	Market	0.78	27%	0	Commercial	Shopping Center (Neighborhood, Community)	5450 CHERRY AVE	LONG BEACH CA 90805
7128032001	0.24	644	0.38	NSC-M	4 to 5 Stories	Market	50	12	0	2	10	Commercial	CCA	0	0	N/A	Market	0.50	70%	0	Commercial	Store And Residential Combination	5465 CHERRY AVE	LONG BEACH CA 90805
7261007029	0.2	223	0.4	NSC-M	4 to 5 Stories	Market	50	10	0	2	8	Commercial	CNR	11	2	N/A	Market	0.07	34%	0	Industrial	Light Manufacturing	1600 CHERRY AVE	LONG BEACH CA 90813
7216032023	0.13	238	0.26	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Commercial	CNR	11	1	N/A	Market	0.62	59%	1	Commercial	Store	1835 CHERRY AVE	LONG BEACH CA 90806
7119018900	0.41	658	0.93	NSC-M	4 to 5 Stories	Affordable	69	28	28	0	0	Commercial	CHW	0	0	N/A	Market	0.00	58%	0	Commercial	Office Building, 2 Stories	5898 CHERRY AVE	LONG BEACH CA 90805

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7261017031	0.14	387	0.28	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CNR	11	2	N/A	Market	0.44	52%	1	Commercial	Store	1403 CHERRY AVE	LONG BEACH CA 90813
7261017030	0.14	387	0.28	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CNR	11	2	N/A	Market	0.36	66%	0	Commercial	Store	1409 CHERRY AVE	LONG BEACH CA 90813
7116007053	0.4	621	0.4	NSC-M	4 to 5 Stories	Market	50	20	0	4	16	Commercial	CCA	0	0	N/A	Market	0.67	17%	1	Commercial	Store	6701 CHERRY AVE	LONG BEACH CA 90805
7261017024	0.14	388	0.42	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CNR	11	2	N/A	Market	0.79	68%	1	Commercial	Store And Residential Combination	1441 CHERRY AVE	LONG BEACH CA 90813
7262008020	0.13	324	0.26	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Residential - MFR	R-2-N	11	1	N/A	Market	0.25	23%	1	Residential	Single Family	1040 CHERRY AVE	LONG BEACH CA 90813
7116006048	0.59	678	1.19	NSC-M	4 to 5 Stories	Affordable	69	41	41	0	0	Commercial	CCA	0	0	N/A	Market	0.41	46%	1	Industrial	Warehousing, Distribution, 10,000 to 24,999 SF	6825 CHERRY AVE	LONG BEACH CA 90805
7116006046	0.35	678	1.19	NSC-M	4 to 5 Stories	Affordable	69	24	24	0	0	Commercial	CCA	0	0	N/A	Market	0.41	13%	1	Residential	Single Family	6819 CHERRY AVE	LONG BEACH CA 90805
7118013004	0.26	638	0.26	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CCA	0	0	N/A	Market	0.75	17%	1	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	6193 CHERRY AVE	LONG BEACH CA 90805
7267014018	0.15	323	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.44	42%	2	Residential	Duplex	1043 CHERRY AVE	LONG BEACH CA 90813
7262024010	0.15	326	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.36	48%	2	Residential	Duplex	760 CHERRY AVE	LONG BEACH CA 90813
7128031030	0.31	645	0.43	NSC-M	4 to 5 Stories	Market	50	15	0	3	12	Commercial	CCA	0	0	N/A	Market	0.79	61%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	5531 CHERRY AVE	LONG BEACH CA 90805
7129003029	0.52	102	0.52	NSC-M	4 to 5 Stories	Affordable	69	36	36	0	0	Commercial	CCA	0	0	N/A	Market	0.33	31%	1	Commercial	Store	5365 CHERRY AVE	LONG BEACH CA 90805
7262008021	0.13	324	0.26	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Residential - MFR	R-2-N	11	1	N/A	Market	0.30	36%	1	Residential	Single Family	1048 CHERRY AVE	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7119001004	0.34	633	0.34	NSC-L	3 Stories and under	Market	30	10	0	2	8	Commercial	CCA	0	0	N/A	Market	0.50	47%	0	Commercial	Office Building	6510 CHERRY AVE	LONG BEACH CA 90805
7261017026	0.14	388	0.42	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CNR	11	2	N/A	Market	0.06	9%	1	Commercial	Restaurant, Cocktail Lounge	1433 CHERRY AVE	LONG BEACH CA 90813
7261008023	0.14	389	0.28	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CNR	11	2	N/A	Market	0.34	40%	1	Residential	Single Family	1519 CHERRY AVE	LONG BEACH CA 90813
7129010028	0.249913	679	0.249913	FCN	2 Stories	Market	15	3	0	0	3	Residential	R-4-N	22	5	N/A	Market	0.31	27%	1	Industrial	Open Storage, Contractor Storage Yard	5229 CHERRY AVE	LONG BEACH CA 90805
7137012011	0.511414	681	0.511414	FCN	2 Stories	Market	15	6	0	0	6	Commercial	CCA	0	0	N/A	Market	1.94	21%	0	Institutional	Church	4103 CHERRY AVE	LONG BEACH CA 90807
7137013006	0.643798	684	0.643798	FCN	2 Stories	Market	15	9	0	0	9	Commercial	CCA	0	0	N/A	Market	0.57	12%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	4001 CHERRY AVE	LONG BEACH CA 90807
7137025027	0.29791	686	0.29791	FCN	2 Stories	Market	15	3	0	0	3	Residential	R-1-N	5	2	N/A	Market	0.04	29%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	3801 CHERRY AVE	LONG BEACH CA 90807
7269038026	0.17	197	0.34	MFR-M	4 to 5 Stories	Market	45	8	0	2	6	Residential - MFR	R-4-N	22	4	N/A	Market	0.82	31%	2	Residential	Duplex	1607 CHESTNUT AVE	LONG BEACH CA 90813
7206026010	0.15	130	0.46	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - SFR	R-1-N	5	1	N/A	Market	0.69	38%	1	Residential	Single Family	2620 CHESTNUT AVE	LONG BEACH CA 90806
7269039010	0.86	403	0.86	MFR-M	4 to 5 Stories	Affordable	63	54	54	0	0	Residential - MFR	R-4-N	22	19	N/A	Market	0.84	23%	1	Institutional	Homes For Aged & Others	1548 CHESTNUT AVE	LONG BEACH CA 90813
7280012005	0.24	479	0.48	DT	38 Feet	Downtown	40	10	1	0	9	Planned Development	PD-30	150	36	Market	Market	0.22	33%	10	Residential	Five Or More Apartments Or Units	445 CHESTNUT AVE	LONG BEACH CA 90802
7269038025	0.17	197	0.34	MFR-M	4 to 5 Stories	Market	45	8	0	2	6	Residential - MFR	R-4-N	22	4	N/A	Market	0.48	30%	2	Residential	Duplex	1615 CHESTNUT AVE	LONG BEACH CA 90813
7280012007	0.24	479	0.48	DT	38 Feet	Downtown	40	10	1	0	9	Planned Development	PD-30	150	36	Market	Market	0.00	10%	0	Residential	Four Units, Vacant Land	437 CHESTNUT AVE	LONG BEACH CA 90802

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7180020003	0.359049	704	0.359049	FCN	2 Stories	Market	15	4	0	0	4	Residential	R-1-N	5	2	N/A	Market	2.95	21%	1	Residential	Single Family	4344 CLARK AVE	LONG BEACH CA 90808
7258022028	0.18	565	0.67	NSC-M	3 Stories and under	Affordable	44	8	8	0	0	Residential - MFR	R-2-N	11	2	N/A	Market	0.27	43%	2	Residential	Duplex	720 CORONADO AVE	LONG BEACH CA 90804
7257013004	0.15	549	0.3	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-2-A	11	2	N/A	Market	0.25	40%	1	Residential	Single Family	391 CORONADO AVE	LONG BEACH CA 90814
7258022006	0.15	315	0.3	NSC-M	3 Stories and under	Market	32	5	0	1	4	Residential - MFR	R-2-N	11	2	N/A	Market	0.14	29%	1	Residential	Single Family	776 CORONADO AVE	LONG BEACH CA 90804
7258028005	0.17	563	1.02	NSC-M	3 Stories and under	Affordable	44	7	7	0	0	Residential - MFR	R-3-S	16	3	N/A	Market	0.31	42%	2	Residential	Duplex	675 CORONADO AVE	LONG BEACH CA 90814
7120016032	0.15	617	0.44	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - SFR	R-1-N	5	1	N/A	Market	0.67	44%	1	Residential	Single Family	6681 CORONADO AVE	LONG BEACH CA 90805
7257019014	0.15	581	0.29	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-2-A	11	2	N/A	Market	0.26	34%	1	Residential	Single Family	324 CORONADO AVE	LONG BEACH CA 90814
7257013007	0.15	549	0.3	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-2-A	11	2	N/A	Market	0.56	50%	1	Residential	Duplex	387 CORONADO AVE	LONG BEACH CA 90814
7257014012	0.15	548	0.29	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-2-A	11	2	N/A	Market	0.71	43%	1	Residential	Single Family	374 CORONADO AVE	LONG BEACH CA 90814
7262027016	0.33	534	0.79	NSC-M	4 to 5 Stories	Affordable	69	23	23	0	0	Commercial	CCA	0	0	N/A	Market	0.38	4%	0	Commercial	Parking Lot, Commercial Use	600 DAWSON AVE	LONG BEACH CA 90814
7262027003	0.14	534	0.79	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Commercial	CCA	0	0	N/A	Market	0.47	4%	0	Residential	Duplex	620 DAWSON AVE	LONG BEACH CA 90814
7273007023	0.18	443	0.36	DT	150 Feet	Downtown	170	31	3	0	28	Planned Development	PD-30	150	27	Market	Market	0.03	0%	0	Commercial	Parking Lot, Commercial Use	233 E 10TH ST	LONG BEACH CA 90813
7258001025	0.3	317	0.3	MFR-L	3 Stories and under	Market	30	9	0	2	7	Residential - MFR	R-2-N	11	3	N/A	Market	0.95	58%	0	Institutional	Church	2841 E 10TH ST	LONG BEACH CA 90804
7274022001	0.26	344	0.26	DT	38 Feet	Downtown	40	10	1	0	9	Planned Development	PD-30	150	39	Market	Market	0.02	42%	1	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	900 E 10TH ST	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7254017013	1.77	308	1.77	MFR-L	3 Stories and under	Affordable	38	66	66	0	0	Commercial	CNR	11	19	N/A	Market	0.55	15%	0	Commercial	Nursery Or Greenhouse	3842 E 10TH ST	LONG BEACH CA 90804
7274023008	0.17	343	0.34	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	26	Market	Market	0.00	2%	0	Residential	Four Units, Vacant Land	1020 E 10TH ST	LONG BEACH CA 90813
7274023007	0.17	343	0.34	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	26	Market	Market	0.25	28%	1	Residential	Single Family	1028 E 10TH ST	LONG BEACH CA 90813
7273007038	0.12	444	0.27	DT	150 Feet	Downtown	170	20	2	0	18	Planned Development	PD-30	150	18	Market	Market	0.43	64%	6	Residential	Five Or More Apartments Or Units	201 E 10TH ST	LONG BEACH CA 90813
7273011002	0.17	449	0.46	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.42	42%	5	Residential	Five Or More Apartments Or Units	322 E 10TH ST	LONG BEACH CA 90813
7273007024	0.18	443	0.36	DT	150 Feet	Downtown	170	31	3	0	28	Planned Development	PD-30	150	27	Market	Market	0.92	47%	4	Residential	Four Units	223 E 10TH ST	LONG BEACH CA 90813
7267015014	0.15	322	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CNR	11	2	N/A	Market	0.16	29%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1942 E 10TH ST	LONG BEACH CA 90813
7241012140	0.69	305	0.82	MFR-L	3 Stories and under	Affordable	38	26	26	0	0	Commercial	CNR	11	8	N/A	Market	0.56	27%	0	Commercial	Store Combination With Office Or Residential	4313 E 10TH ST	LONG BEACH CA 90804
7274007013	0.16	348	0.32	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.44	60%	2	Residential	Duplex	1027 E 11TH ST	LONG BEACH CA 90813
7274007037	0.16	348	0.32	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.44	59%	2	Residential	Duplex	1019 E 11TH ST	LONG BEACH CA 90813
7269030014	0.28	361	0.44	TOD-L	4 to 5 Stories	Market	72	20	0	4	16	Residential - MFR	R-2-N	11	3	N/A	Market	0.42	30%	1	Residential	Single Family	505 E 14TH ST	LONG BEACH CA 90813
7259006048	0.15	272	0.31	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.38	44%	2	Residential	Duplex	3515 E 15TH ST	LONG BEACH CA 90804
7259006047	0.16	272	0.31	NSC-M	4 to 5 Stories	Market	50	8	0	2	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.90	49%	2	Residential	Duplex	3507 E 15TH ST	LONG BEACH CA 90804

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7269022016	0.14	204	0.28	TOD-M	4 to 5 Stories	Market	77	11	1	0	10	Specific Plan	SP-1-CDR	70	10	N/A	Market	0.31	35%	1	Residential	Single Family	415 E 16TH ST	LONG BEACH CA 90813
7269022018	0.14	204	0.28	TOD-M	4 to 5 Stories	Market	77	11	1	0	10	Specific Plan	SP-1-CDR	70	10	N/A	Market	0.48	45%	1	Residential	Single Family	419 E 16TH ST	LONG BEACH CA 90813
7269021014	0.15	205	0.3	TOD-M	4 to 5 Stories	Market	77	11	1	0	10	Specific Plan	SP-1-CDR	70	11	N/A	Market	0.25	19%	1	Residential	Single Family	345 E 17TH ST	LONG BEACH CA 90813
7268030016	0.15	220	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.87	19%	1	Residential	Single Family	1225 E 17TH ST	LONG BEACH CA 90813
7269021042	0.15	205	0.3	TOD-M	4 to 5 Stories	Market	77	11	1	0	10	Specific Plan	SP-1-CDR	70	11	N/A	Market	0.25	34%	1	Residential	Single Family	351 E 17TH ST	LONG BEACH CA 90813
7209008010	0.13	249	0.26	TOD-M	4 to 5 Stories	Market	77	10	1	0	9	Specific Plan	SP-1-CDR	70	9	N/A	Market	0.65	33%	2	Residential	Duplex	340 E 19TH ST	LONG BEACH CA 90806
7216012001	0.57	239	0.57	NSC-M	4 to 5 Stories	Affordable	69	39	39	0	0	Planned Development	PD-22	40	23	N/A	Affordable	0.33	50%	0	Industrial	Warehousing, Distribution, Storage	1851 E 19TH ST	LONG BEACH CA 90806
7281019019	0.2	494	0.32	DT	80 Feet	Downtown	140	28	3	0	25	Planned Development	PD-30	150	30	Market	Market	0.00	0%	0	Residential	Vacant Land	401 E 1ST ST	LONG BEACH CA 90802
7265003008	0.19	488	0.31	MFR-M	4 to 5 Stories	Market	45	9	0	2	7	Residential - MFR	R-4-R	22	4	N/A	Market	0.44	40%	2	Residential	Duplex	1054 E 1ST ST	LONG BEACH CA 90802
7256003004	0.13	602	0.39	MFR-M	3 Stories and under	Market	32	4	0	1	3	Residential - MFR	R-4-R	22	3	N/A	Market	0.25	56%	1	Residential	Single Family	3712 E 1ST ST	LONG BEACH CA 90803
7256003003	0.13	602	0.39	MFR-M	4 to 5 Stories	Market	45	6	0	1	5	Residential - MFR	R-4-R	22	3	N/A	Market	0.25	63%	1	Residential	Single Family	3702 E 1ST ST	LONG BEACH CA 90803
7281019020	0.09	494	0.32	DT	80 Feet	Downtown	140	13	1	0	12	Planned Development	PD-30	150	14	Market	Market	0.00	7%	0	Residential	Vacant Land	417 E 1ST ST	LONG BEACH CA 90802
7209010006	0.14	253	0.28	TOD-L	4 to 5 Stories	Market	72	10	1	0	9	Specific Plan	SP-1-CDR	70	10	N/A	Market	0.68	42%	1	Residential	Single Family	344 E 20TH ST	LONG BEACH CA 90806
7209010007	0.14	253	0.28	TOD-L	4 to 5 Stories	Market	72	10	1	0	9	Specific Plan	SP-1-CDR	70	10	N/A	Market	0.25	38%	1	Residential	Single Family	408 E 20TH ST	LONG BEACH CA 90806

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7208005019	0.12	119	0.36	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Residential - SFR	R-1-N	5	1	N/A	Market	0.37	42%	1	Residential	Single Family	544 E 25TH ST	LONG BEACH CA 90806
7208002010	0.15	155	0.3	TOD-L	4 to 5 Stories	Market	72	11	0	2	9	Residential - MFR	R-2-N	11	2	N/A	Market	0.65	37%	1	Residential	Single Family	233 E 25TH ST	LONG BEACH CA 90806
7208002008	0.15	155	0.3	TOD-L	4 to 5 Stories	Market	72	11	0	2	9	Residential - MFR	R-2-N	11	2	N/A	Market	0.28	32%	1	Residential	Single Family	227 E 25TH ST	LONG BEACH CA 90806
7208005018	0.12	119	0.36	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Residential - SFR	R-1-N	5	1	N/A	Market	0.54	46%	1	Residential	Single Family	540 E 25TH ST	LONG BEACH CA 90806
7208005020	0.12	119	0.36	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Residential - SFR	R-1-N	5	1	N/A	Market	0.76	25%	1	Residential	Single Family	550 E 25TH WAY	LONG BEACH CA 90806
7206023012	0.15	24	0.31	TOD-M	4 to 5 Stories	Market	77	11	1	0	10	Specific Plan	SP-1-CDR	70	11	N/A	Market	0.16	38%	1	Residential	Single Family	204 E 29TH ST	LONG BEACH CA 90806
7206023011	0.16	24	0.31	TOD-M	4 to 5 Stories	Market	77	12	1	0	11	Specific Plan	SP-1-CDR	70	11	N/A	Market	0.52	34%	1	Residential	Single Family	162 E 29TH ST	LONG BEACH CA 90806
7243013035	0.28	597	0.28	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CNP	0	0	N/A	Market	0.39	39%	0	Commercial	Store	5700 E 2ND ST	LONG BEACH CA 90803
7265020025	0.12	489	0.31	MFR-M	4 to 5 Stories	Market	45	5	0	1	4	Residential - MFR	R-4-R	22	3	N/A	Market	0.32	36%	1	Residential	Single Family	1821 E 2ND ST	LONG BEACH CA 90802
7265020028	0.12	489	0.31	MFR-M	4 to 5 Stories	Market	45	5	0	1	4	Residential - MFR	R-4-R	22	3	N/A	Market	0.25	42%	1	Residential	Single Family	1831 E 2ND ST	LONG BEACH CA 90802
7206010009	0.14	17	0.42	MFR-M	3 Stories and under	Market	32	4	0	1	3	Residential - MFR	R-3-4	19	3	N/A	Market	0.55	47%	1	Residential	Single Family	114 E 31ST ST	LONG BEACH CA 90807
7206011013	0.14	14	0.28	MFR-M	3 Stories and under	Market	32	4	0	1	3	Residential - MFR	R-3-4	19	3	N/A	Market	0.62	40%	1	Residential	Single Family	222 E 31ST ST	LONG BEACH CA 90807
7206010010	0.14	17	0.42	MFR-M	3 Stories and under	Market	32	4	0	1	3	Residential - MFR	R-3-4	19	3	N/A	Market	0.46	37%	1	Residential	Single Family	116 E 31ST ST	LONG BEACH CA 90807
7206010008	0.14	17	0.42	MFR-M	3 Stories and under	Market	32	4	0	1	3	Residential - MFR	R-3-4	19	3	N/A	Market	0.57	49%	2	Residential	Duplex	112 E 31ST ST 000B	LONG BEACH CA 90807

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7206011014	0.14	14	0.28	MFR-M	3 Stories and under	Market	32	4	0	1	3	Residential - MFR	R-3-4	19	3	N/A	Market	0.47	40%	2	Residential	Duplex	226 E 31ST ST A	LONG BEACH CA 90807
7263007004	0.19	492	0.33	MFR-M	4 to 5 Stories	Market	45	9	0	2	7	Residential - MFR	R-2-N	11	2	N/A	Market	0.43	44%	2	Residential	Duplex	2016 E 3RD ST	LONG BEACH CA 90814
7280017009	0.17	473	1.92	DT	Ht Incentive Dist	Downtown	170	29	29	0	0	Planned Development	PD-30	150	26	Affordable	Affordable	0.00	1%	0	Commercial	Parking Lot, Commercial Use	119 E 3RD ST	LONG BEACH CA 90802
7255002007	0.3	552	0.3	NSC-L	3 Stories and under	Market	30	9	0	2	7	Commercial	CNR	11	3	N/A	Market	0.67	27%	1	Commercial	Service Station, Self Service	3601 E 4TH ST	LONG BEACH CA 90814
7263020010	0.15	536	0.3	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.25	38%	1	Residential	Single Family	2429 E 4TH ST	LONG BEACH CA 90814
7263020009	0.15	536	0.3	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.25	39%	1	Residential	Single Family	2425 E 4TH ST	LONG BEACH CA 90814
7255037028	0.29	575	0.29	NSC-L	3 Stories and under	Market	30	9	0	2	7	Commercial	CNR	11	3	N/A	Market	0.98	33%	2	Commercial	Store	4337 E 4TH ST	LONG BEACH CA 90814
7255014001	0.12	578	0.36	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	1	N/A	Market	0.01	1%	0	Commercial	Parking Lot, Commercial Use	3800 E 4TH ST	LONG BEACH CA 90814
7266008015	0.42	508	0.54	DT	80 Feet	Downtown	140	59	6	0	53	Planned Development	PD-30	150	63	Market	Market	0.20	35%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	901 E 4TH ST	LONG BEACH CA 90802
7257008015	0.15	557	0.3	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.86	36%	1	Commercial	Store	2805 E 4TH ST	LONG BEACH CA 90814
7263023024	0.27	556	0.4	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CNR	11	3	N/A	Market	0.65	43%	0	Commercial	Store	2741 E 4TH ST	LONG BEACH CA 90814
7257008023	0.15	555	0.3	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.25	26%	1	Residential	Single Family	2919 E 4TH ST	LONG BEACH CA 90814
7275016050	0.4	539	0.4	NSC-L	3 Stories and under	Market	30	12	0	2	10	Commercial	CNR	11	4	N/A	Market	0.10	68%	0	Commercial	Store	1800 E 4TH ST	LONG BEACH CA 90802
7275001021	0.26	506	0.26	DT	80 Feet	Downtown	140	36	4	0	32	Planned Development	PD-30	150	39	Market	Market	0.05	0%	0	Commercial	Parking Lot, Commercial Use	1030 E 4TH ST	LONG BEACH CA 90802

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7257008022	0.15	555	0.3	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.80	51%	1	Residential	Single Family, Over 20 Stories	2909 E 4TH ST	LONG BEACH CA 90814
7257016027	0.48	545	0.63	NSC-L	3 Stories and under	Affordable	38	18	18	0	0	Institutional	I	0	0	N/A	Market	0.77	40%	1	Commercial	Office Building	3540 E 4TH ST	LONG BEACH CA 90803
7266026045	0.44	537	0.44	NSC-L	3 Stories and under	Market	30	13	0	3	10	Commercial	CNR	11	5	N/A	Market	0.57	37%	4	Commercial	Store Combination With Office Or Residential	1949 E 4TH ST	LONG BEACH CA 90802
7275001002	0.24	507	0.83	DT	80 Feet	Downtown	140	34	3	0	31	Planned Development	PD-30	150	36	Market	Market	0.52	28%	0	Commercial	Miscellaneous commercial	912 E 4TH ST	LONG BEACH CA 90802
7255003007	0.14	544	0.28	NSC-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-T	11	2	N/A	Market	0.25	38%	1	Residential	Single Family	3646 E 4TH ST	LONG BEACH CA 90814
7266008021	0.16	509	0.33	DT	80 Feet	Downtown	140	22	2	0	20	Planned Development	PD-30	150	24	Market	Market	0.06	93%	1	Commercial	Service/Repair Shop, Laundry	965 E 4TH ST	LONG BEACH CA 90802
7257008016	0.15	557	0.3	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.25	38%	1	Residential	Single Family	2811 E 4TH ST	LONG BEACH CA 90814
7255003006	0.14	544	0.28	NSC-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-T	11	2	N/A	Market	0.08	40%	1	Residential	Single Family	3640 E 4TH ST	LONG BEACH CA 90814
7255003021	0.14	543	0.28	NSC-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-T	11	2	N/A	Market	0.15	26%	1	Residential	Single Family	3708 E 4TH ST	LONG BEACH CA 90814
7257005019	0.15	554	0.3	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.81	36%	1	Residential	Single Family	3027 E 4TH ST	LONG BEACH CA 90814
7255036013	0.16	576	0.32	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.89	48%	1	Commercial	Professional Building, Medical Dental Building	4240 E 4TH ST	LONG BEACH CA 90814
7281011001	0.23	511	0.36	DT	80 Feet	Downtown	140	32	3	0	29	Planned Development	PD-30	150	35	Market	Market	0.01	0%	0	Commercial	Parking Lot, Commercial Use	600 E 4TH ST	LONG BEACH CA 90802
7263004001	0.37	540	0.37	NSC-L	3 Stories and under	Market	30	11	0	2	9	Commercial	CNP	0	0	N/A	Market	0.21	18%	0	Institutional	School (Private)	2000 E 4TH ST	LONG BEACH CA 90814
7266015023	0.19	538	0.31	NSC-L	3 Stories and under	Market	30	6	0	1	5	Commercial	CNR	11	2	N/A	Market	0.60	18%	2	Commercial	Store Combination With Office Or Residential	1327 E 4TH ST	LONG BEACH CA 90802

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7255003020	0.14	543	0.28	NSC-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-T	11	2	N/A	Market	0.30	51%	1	Residential	Single Family	3714 E 4TH ST	LONG BEACH CA 90814
7255036015	0.16	576	0.32	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.12	23%	1	Residential	Single Family	4300 E 4TH ST	LONG BEACH CA 90814
7266015024	0.12	538	0.31	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	1	N/A	Market	0.01	10%	0	Commercial	Parking Lot, Commercial Use	1337 E 4TH ST	LONG BEACH CA 90802
7257005018	0.15	554	0.3	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.13	34%	1	Residential	Single Family	3017 E 4TH ST	LONG BEACH CA 90814
7266008022	0.17	509	0.33	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.93	64%	1	Commercial	Restaurant, Cocktail Lounge	975 E 4TH ST	LONG BEACH CA 90802
7275001001	0.07	507	0.83	DT	80 Feet	Downtown	140	10	1	0	9	Planned Development	PD-30	150	11	Market	Market	0.00	0%	0	Commercial	Vacant Land	900 E 4TH ST	LONG BEACH CA 90802
7255015017	0.15	577	0.27	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CNR	11	2	N/A	Market	0.24	20%	1	Commercial	Store And Residential Combination	3932 E 4TH ST	LONG BEACH CA 90814
7281002041	0.17	515	0.34	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.00	0%	1	Commercial	Parking Lot, Commercial Use	437 E 5TH ST	LONG BEACH CA 90802
7281002010	0.17	516	0.34	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.40	26%	1	Residential	Single Family	523 E 5TH ST	LONG BEACH CA 90802
7266007026	0.15	526	0.28	DT	80 Feet	Downtown	140	21	2	0	19	Planned Development	PD-30	150	23	Market	Market	0.31	53%	5	Residential	Five Or More Apartments Or Units	1001 E 5TH ST	LONG BEACH CA 90802
7266007027	0.13	526	0.28	DT	80 Feet	Downtown	140	18	2	0	16	Planned Development	PD-30	150	20	Market	Market	0.94	48%	4	Residential	Four Units	1011 E 5TH ST	LONG BEACH CA 90802
7281002009	0.17	516	0.34	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.86	51%	7	Residential	Five Or More Apartments Or Units	509 E 5TH ST	LONG BEACH CA 90802
7281002024	0.17	515	0.34	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.46	55%	5	Commercial	Office Building, Office And Residential	425 E 5TH ST	LONG BEACH CA 90802
7281005003	0.28	510	0.28	DT	80 Feet	Downtown	140	39	4	0	35	Planned Development	PD-30	150	42	Market	Market	0.08	1%	0	Commercial	Parking Lot, Commercial Use	832 E 5TH ST	LONG BEACH CA 90802

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7121014001	0.25	640	0.37	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Parking Lot, Commercial Use	2800 E 63RD ST	LONG BEACH CA 90805
7115002006	0.14	623	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Industrial	IL	0	0	N/A	Market	0.41	43%	1	Residential	Single Family	570 E 67TH ST	LONG BEACH CA 90805
7115002009	0.16	623	0.3	NSC-M	4 to 5 Stories	Market	50	8	0	2	6	Industrial	IL	0	0	N/A	Market	0.85	61%	2	Residential	Duplex	590 E 67TH ST	LONG BEACH CA 90805
7120016030	0.15	617	0.44	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - SFR	R-1-N	5	1	N/A	Market	0.88	41%	1	Residential	Single Family	3240 E 67TH ST	LONG BEACH CA 90805
7120016031	0.14	617	0.44	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - SFR	R-1-N	5	1	N/A	Market	0.77	50%	1	Residential	Single Family	3230 E 67TH ST	LONG BEACH CA 90805
7266007008	0.15	525	0.3	DT	80 Feet	Downtown	140	21	2	0	19	Planned Development	PD-30	150	23	Market	Market	0.19	36%	1	Residential	Single Family	1028 E 6TH ST	LONG BEACH CA 90802
7274018039	0.17	521	0.34	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.42	70%	6	Residential	Five Or More Apartments Or Units	625 E 6TH ST	LONG BEACH CA 90802
7274018040	0.17	521	0.34	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.42	50%	3	Residential	Three Units	633 E 6TH ST	LONG BEACH CA 90802
7266007007	0.15	525	0.3	DT	80 Feet	Downtown	140	21	2	0	19	Planned Development	PD-30	150	23	Market	Market	0.43	67%	4	Residential	Four Units	1036 E 6TH ST	LONG BEACH CA 90802
7273020039	0.17	459	0.34	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.00	1%	0	Commercial	Parking Lot, Commercial Use	325 E 7TH ST	LONG BEACH LO 0
7262027002	0.16	534	0.79	NSC-M	4 to 5 Stories	Affordable	69	11	11	0	0	Commercial	CCA	0	0	N/A	Market	0.45	4%	0	Commercial	Parking Lot, Commercial Use	2212 E 7TH ST	LONG BEACH CA 90804
7262021011	0.27	535	0.27	NSC-M	4 to 5 Stories	Market	50	13	0	3	10	Commercial	CNR	11	3	N/A	Market	0.20	17%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	2337 E 7TH ST	LONG BEACH CA 90804
7241015031	0.3	571	0.3	NSC-L	3 Stories and under	Market	30	9	0	2	7	Commercial	CCA	0	0	N/A	Market	0.94	45%	0	Commercial	Shopping Center (Neighborhood, Community)	4400 E 7TH ST	LONG BEACH CA 90804

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7254021013	0.14	569	0.37	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CCA	0	0	N/A	Market	0.48	34%	1	Residential	Single Family	4017 E 7TH ST	LONG BEACH CA 90804
7266017071	0.41	530	0.41	NSC-M	4 to 5 Stories	Market	50	20	0	4	16	Commercial	CCP	0	0	N/A	Market	0.46	18%	0	Commercial	Professional Building	1500 E 7TH ST	LONG BEACH CA 90813
7274017033	0.17	518	0.4	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.67	52%	0	Commercial	Store And Residential Combination	617 E 7TH ST	LONG BEACH CA 90813
7258028004	0.14	563	1.02	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Commercial	CNR	11	2	N/A	Market	0.00	1%	1	Institutional	Church, Church Parking Lot	3222 E 7TH ST	LONG BEACH CA 90804
7258031014	0.16	561	0.32	NSC-M	4 to 5 Stories	Market	50	8	0	2	6	Commercial	CNR	11	2	N/A	Market	0.67	38%	2	Commercial	Office Building, Office And Residential	2926 E 7TH ST	LONG BEACH CA 90804
7274017034	0.17	519	0.34	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.38	49%	6	Commercial	Office Building, Office And Residential	623 E 7TH ST	LONG BEACH CA 90813
7258031013	0.16	561	0.32	NSC-M	4 to 5 Stories	Market	50	8	0	2	6	Commercial	CNR	11	2	N/A	Market	0.72	29%	2	Residential	Duplex	2918 E 7TH ST	LONG BEACH CA 90804
7258028001	0.12	563	1.02	NSC-M	4 to 5 Stories	Affordable	69	8	8	0	0	Commercial	CNR	11	1	N/A	Market	0.00	2%	0	Institutional	Church, Church Parking Lot	3250 E 7TH ST	LONG BEACH CA 90804
7258017026	0.32	560	0.32	NSC-M	4 to 5 Stories	Market	50	16	0	3	13	Commercial	CNR	11	3	N/A	Market	0.78	43%	4	Commercial	Shopping Center (Neighborhood, Community)	2801 E 7TH ST	LONG BEACH CA 90804
7258028028	0.59	563	1.02	NSC-M	4 to 5 Stories	Affordable	69	41	41	0	0	Residential - MFR	R-3-S	16	10	N/A	Market	0.45	67%	2	Institutional	Church	3200 E 7TH ST	LONG BEACH CA 90804
7266003033	0.37	524	0.37	NSC-M	4 to 5 Stories	Market	50	18	0	4	14	Commercial	CCP	0	0	N/A	Market	0.04	14%	1	Commercial	Restaurant, Cocktail Lounge	1155 E 7TH ST	LONG BEACH CA 90813
7267030004	0.14	533	0.31	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CNR	11	2	N/A	Market	0.25	28%	1	Residential	Single Family	1829 E 7TH ST	LONG BEACH CA 90813
7254021012	0.23	569	0.37	NSC-L	3 Stories and under	Market	30	7	0	1	6	Commercial	CCA	0	0	N/A	Market	0.22	38%	1	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	4001 E 7TH ST	LONG BEACH CA 90804

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7241002040	0.27	572	0.27	NSC-L	3 Stories and under	Market	30	8	0	2	6	Planned Development	PD-22	40	11	N/A	Market	0.99	55%	0	Recreational	Theater, Wireless Communication Tower	4350 E 7TH ST	LONG BEACH CA 90804
7262017025	0.15	559	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CNR	11	2	N/A	Market	0.26	34%	1	Residential	Single Family	2717 E 7TH ST	LONG BEACH CA 90804
7266001034	0.45	532	0.45	NSC-L	3 Stories and under	Market	30	14	0	3	11	Commercial	CNR	11	5	N/A	Market	0.55	10%	1	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1577 E 7TH ST	LONG BEACH CA 90813
7241018032	0.38	574	0.38	NSC-L	3 Stories and under	Market	30	11	0	2	9	Commercial	CCA	0	0	N/A	Market	0.85	25%	3	Commercial	Store	4740 E 7TH ST	LONG BEACH CA 90804
7258021005	0.28	564	0.28	NSC-M	4 to 5 Stories	Market	50	14	0	3	11	Commercial	CNR	11	3	N/A	Market	0.15	42%	0	Commercial	Service Station	3201 E 7TH ST	LONG BEACH CA 90804
7241016025	0.42	573	0.42	NSC-L	3 Stories and under	Market	30	13	0	3	10	Commercial	CCA	0	0	N/A	Market	0.79	33%	1	Commercial	Professional Building, Medical Dental Building	4540 E 7TH ST	LONG BEACH CA 90804
7274017035	0.17	519	0.34	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.42	64%	4	Residential	Four Units	633 E 7TH ST	LONG BEACH CA 90813
7267030005	0.17	533	0.31	NSC-M	4 to 5 Stories	Market	50	8	0	2	6	Commercial	CNR	11	2	N/A	Market	0.71	41%	1	Commercial	Restaurant, Cocktail Lounge	1837 E 7TH ST	LONG BEACH CA 90813
7258022021	0.17	565	0.67	NSC-M	4 to 5 Stories	Affordable	69	12	12	0	0	Commercial	CCP	0	0	N/A	Market	0.00	5%	1	Commercial	Parking Lot, Commercial Use	3303 E 7TH ST	LONG BEACH CA 90804
7262032001	0.2	558	0.32	NSC-M	4 to 5 Stories	Market	50	10	0	2	8	Commercial	CNR	11	2	N/A	Market	0.53	26%	1	Commercial	Store	2700 E 7TH ST	LONG BEACH CA 90804
7274017045	0.23	518	0.4	DT	80 Feet	Downtown	140	32	3	0	29	Planned Development	PD-30	150	35	Market	Market	0.68	32%	1	Commercial	Service/Repair Shop, Laundry	601 E 7TH ST	LONG BEACH CA 90813
7273020024	0.17	459	0.34	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.13	31%	3	Commercial	Store And Residential Combination	337 E 7TH ST	LONG BEACH CA 90813
7258027103	0.54	562	0.69	NSC-M	4 to 5 Stories	Affordable	69	37	37	0	0	Commercial	CNR	11	6	N/A	Market	0.82	39%	0	Commercial	Store	3322 E 7TH ST	LONG BEACH CA 90804

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7266006042	0.39	522	0.53	DT	80 Feet	Downtown	140	55	5	0	50	Planned Development	PD-30	150	59	Market	Market	0.73	27%	0	Recreational	Athletic And Amusement Facility	1020 E 7TH ST	LONG BEACH CA 90813
7262017024	0.15	559	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CNR	11	2	N/A	Market	0.84	40%	1	Commercial	Store And Residential Combination	2709 E 7TH ST	LONG BEACH CA 90804
7262027001	0.16	534	0.79	NSC-M	4 to 5 Stories	Affordable	69	11	11	0	0	Commercial	CCA	0	0	N/A	Market	0.46	0%	0	Commercial	Parking Lot, Commercial Use	2200 E 7TH ST	LONG BEACH CA 90804
7273017020	0.07	333	0.47	DT	150 Feet	Downtown	170	12	1	0	11	Planned Development	PD-30	150	11	Market	Market	0.00	0%	0	Residential	Vacant Land	345 E 8TH ST	LONG BEACH CA 90813
7273011021	0.13	451	0.59	DT	150 Feet	Downtown	170	22	2	0	20	Planned Development	PD-30	150	20	Market	Market	0.20	17%	1	Residential	Single Family	327 E 9TH ST	LONG BEACH CA 90813
7240011006	0.69	593	0.69	MFR-L	3 Stories and under	Affordable	38	26	26	0	0	Residential - MFR	R-4-R	22	15	N/A	Market	0.48	49%	20	Residential	Five Or More Apartments Or Units	5124 E ANAHEIM RD	LONG BEACH CA 90815
7254004033	0.25	298	0.25	NSC-M	4 to 5 Stories	Market	50	12	0	2	10	Commercial	CCP	0	0	N/A	Market	0.09	30%	1	Commercial	Restaurant, Cocktail Lounge	3942 E ANAHEIM ST	LONG BEACH CA LONG BEACH CA
7253025035	0.32	302	0.64	NSC-M	4 to 5 Stories	Affordable	69	22	22	0	0	Commercial	CCN	22	7	N/A	Market	0.48	36%	0	Commercial	Store	4127 E ANAHEIM ST	LONG BEACH LO 0
7261031001	0.14	373	0.67	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Commercial	CCP	0	0	N/A	Market	0.52	54%	0	Commercial	Store	1942 E ANAHEIM ST	LONG BEACH CA 90813
7261022015	0.34	379	0.49	NSC-M	4 to 5 Stories	Market	50	17	0	3	14	Commercial	CCP	0	0	N/A	Market	0.89	65%	2	Commercial	Restaurant, Cocktail Lounge	2041 E ANAHEIM ST	LONG BEACH CA 90804
7269014008	0.17	416	0.34	TOD-M	Over 5 stories	Market	108	18	2	0	16	Specific Plan	SP-1-TN	80	14	N/A	Market	0.03	17%	0	Commercial	Parking Lot, Commercial Use	131 E ANAHEIM ST	LONG BEACH CA 90813
7259014022	0.15	293	0.63	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Commercial	CCP	0	0	N/A	Market	0.25	66%	0	Commercial	Restaurant, Cocktail Lounge	3522 E ANAHEIM ST	LONG BEACH CA 90804
7253010033	0.24	300	0.45	NSC-M	4 to 5 Stories	Market	50	12	0	2	10	Commercial	CCP	0	0	N/A	Market	0.84	78%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	3909 E ANAHEIM ST	LONG BEACH CA 90804

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7253028029	0.41	303	0.41	NSC-M	4 to 5 Stories	Market	50	20	0	4	16	Commercial	CCN	22	9	N/A	Market	0.06	10%	0	Commercial	Restaurant, Cocktail Lounge, Fast Food-Auto Oriented	4315 E ANAHEIM ST	LONG BEACH CA 90804
7259010031	0.19	277	1.14	NSC-M	4 to 5 Stories	Affordable	69	13	13	0	0	Commercial	CCA	0	0	N/A	Market	0.22	59%	0	Commercial	Store	3401 E ANAHEIM ST	LONG BEACH CA 90804
7253025026	0.32	302	0.64	NSC-M	4 to 5 Stories	Affordable	69	22	22	0	0	Commercial	CCN	22	7	N/A	Market	0.67	37%	0	Commercial	Store	4133 E ANAHEIM ST	LONG BEACH CA 90804
7273004042	0.32	424	0.32	DT	150 Feet	Downtown	170	54	5	0	49	Planned Development	PD-30	150	48	Market	Market	0.86	34%	0	Commercial	Store	110 E ANAHEIM ST	LONG BEACH CA 90813
7259010083	0.95	277	1.14	NSC-M	4 to 5 Stories	Affordable	69	65	65	0	0	Commercial	CCA	0	0	N/A	Market	0.36	33%	0	Commercial	Shopping Center (Neighborhood, Community)	3411 E ANAHEIM ST	LONG BEACH CA 90804
7254002001	0.17	294	0.61	NSC-M	4 to 5 Stories	Affordable	69	12	12	0	0	Commercial	CCP	0	0	N/A	Market	0.47	59%	0	Commercial	Store	3800 E ANAHEIM ST	LONG BEACH CA 90804
7261031005	0.13	373	0.67	NSC-M	4 to 5 Stories	Affordable	69	9	9	0	0	Commercial	CCP	0	0	N/A	Market	0.58	66%	1	Commercial	Store And Residential Combination	1908 E ANAHEIM ST	LONG BEACH CA 90813
7259021022	0.13	285	0.53	NSC-M	4 to 5 Stories	Affordable	69	9	9	0	0	Commercial	CCP	0	0	N/A	Market	0.03	0%	0	Commercial	Parking Lot, Commercial Use	2923 E ANAHEIM ST	LONG BEACH CA 90804
7253025020	0.16	301	0.79	NSC-M	4 to 5 Stories	Affordable	69	11	11	0	0	Commercial	CCN	22	3	N/A	Market	0.25	53%	0	Commercial	Store	4023 E ANAHEIM ST	LONG BEACH CA 90804
7261026012	0.14	384	0.52	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Commercial	CCP	0	0	N/A	Market	0.13	25%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1731 E ANAHEIM ST	LONG BEACH CA 90813
7261031028	0.4	373	0.67	NSC-M	4 to 5 Stories	Affordable	69	28	28	0	0	Commercial	CCP	0	0	N/A	Market	0.87	40%	0	Commercial	Supermarket, 6,000 Through 11,999 SF	1934 E ANAHEIM ST	LONG BEACH CA 90813
7259015013	6.99	290	7.17	NSC-M	4 to 5 Stories	Market	50	350	0	70	280	Commercial	CCA	0	0	N/A	Market	0.79	40%	3	Commercial	Shopping Center (Neighborhood, Community)	3204 E ANAHEIM ST	LONG BEACH CA 90804

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7274003005	0.18	356	0.48	NSC-M	4 to 5 Stories	Market	50	9	0	2	7	Commercial	CHW	0	0	N/A	Market	0.05	22%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	700 E ANAHEIM ST	LONG BEACH CA 90813
7261022014	0.15	379	0.49	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CCP	0	0	N/A	Market	0.12	14%	0	Commercial	Parking Lot, Commercial Use	2021 E ANAHEIM ST	LONG BEACH CA 90804
7261026013	0.17	384	0.52	NSC-M	4 to 5 Stories	Affordable	69	12	12	0	0	Commercial	CCP	0	0	N/A	Market	0.08	32%	0	Commercial	Store	1733 E ANAHEIM ST	LONG BEACH CA 90813
7259019027	0.27	289	0.27	NSC-M	4 to 5 Stories	Market	50	13	0	3	10	Commercial	CCP	0	0	N/A	Market	0.49	51%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	2888 E ANAHEIM ST	LONG BEACH CA 90804
7253009034	0.2	275	0.87	NSC-M	4 to 5 Stories	Affordable	69	14	14	0	0	Commercial	CCP	0	0	N/A	Market	0.42	38%	0	Industrial	Light Manufacturing	3701 E ANAHEIM ST	LONG BEACH CA 90804
7259016001	0.3	286	0.58	NSC-M	4 to 5 Stories	Affordable	69	21	21	0	0	Commercial	CCP	0	0	N/A	Market	0.81	0%	0	Commercial	Store	3102 E ANAHEIM ST	LONG BEACH CA 90804
7260030034	0.35	376	0.35	NSC-M	4 to 5 Stories	Market	50	17	0	3	14	Commercial	CCP	0	0	N/A	Market	0.00	0%	0			2436 E ANAHEIM ST	LONG BEACH CA 90804
7274001017	0.13	358	0.42	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Commercial	CCA	0	0	N/A	Market	0.00	22%	0	Commercial	Vacant Land	556 E ANAHEIM ST	LONG BEACH CA 90813
7259015012	0.18	290	7.17	NSC-M	4 to 5 Stories	Market	50	9	0	2	7	Commercial	CCA	0	0	N/A	Market	0.68	45%	1	Commercial	Restaurant, Cocktail Lounge	3300 E ANAHEIM ST	LONG BEACH CA 90804
7253010035	0.21	300	0.45	NSC-M	4 to 5 Stories	Market	50	10	0	2	8	Commercial	CCP	0	0	N/A	Market	0.75	63%	0	Commercial	Store	3925 E ANAHEIM ST	LONG BEACH CA 90804
7260026025	0.95	282	0.95	MFR-M	4 to 5 Stories	Affordable	63	59	59	0	0	Residential - MFR	R-2-N	11	10	N/A	Market	0.62	7%	0	Commercial	Auto, Car Wash Only, Self Service Type	2701 E ANAHEIM ST	LONG BEACH CA 90804
7253009010	0.67	275	0.87	NSC-M	3 Stories and under	Affordable	44	29	29	0	0	Residential - MFR	R-2-N	11	7	N/A	Market	0.32	14%	3	Commercial	Store And Residential Combination	3655 E ANAHEIM ST	LONG BEACH CA 90804
7268040031	0.32	386	0.46	NSC-M	4 to 5 Stories	Market	50	16	0	3	13	Commercial	CCP	0	0	N/A	Market	0.94	41%	4	Commercial	Store	1569 E ANAHEIM ST	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7269029020	0.17	360	1.01	TOD-M	Over 5 stories	Affordable	150	26	26	0	0	Specific Plan	SP-1-TN	80	14	N/A	Affordable	0.48	94%	1	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	541 E ANAHEIM ST	LONG BEACH CA 90813
7260027026	0.28	288	0.28	NSC-M	4 to 5 Stories	Market	50	14	0	3	11	Commercial	CCP	0	0	N/A	Market	0.22	23%	0	Commercial	Small Food Store, Less Than 6,000 SF	2700 E ANAHEIM ST	LONG BEACH CA 90804
7274006004	0.16	369	0.64	NSC-M	4 to 5 Stories	Affordable	69	11	11	0	0	Commercial	CHW	0	0	N/A	Market	0.00	61%	0	Commercial	Store	1006 E ANAHEIM ST	LONG BEACH CA 90813
7259014001	0.15	293	0.63	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Commercial	CCP	0	0	N/A	Market	0.00	1%	0	Commercial	Parking Lot, Commercial Use	3512 E ANAHEIM ST	LONG BEACH CA 90804
7259020013	0.13	284	0.66	NSC-M	4 to 5 Stories	Affordable	69	9	9	0	0	Commercial	CCP	0	0	N/A	Market	0.22	1%	0	Commercial	Parking Lot, Commercial Use	2809 E ANAHEIM ST	LONG BEACH CA 90804
7268016047	0.21	363	0.33	NSC-M	4 to 5 Stories	Market	50	10	0	2	8	Commercial	CHW	0	0	N/A	Market	0.82	24%	0	Commercial	Parking Lot, Commercial Use	1111 E ANAHEIM ST	LONG BEACH CA 90813
7259017002	0.15	287	0.63	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Commercial	CCP	0	0	N/A	Market	0.52	55%	0	Commercial	Store	2916 E ANAHEIM ST	LONG BEACH CA 90804
7274006003	0.16	369	0.64	NSC-M	4 to 5 Stories	Affordable	69	11	11	0	0	Commercial	CHW	0	0	N/A	Market	0.05	22%	0	Commercial	Store	1020 E ANAHEIM ST	LONG BEACH CA 90813
7267003042	0.23	367	0.29	NSC-M	4 to 5 Stories	Market	50	11	0	2	9	Commercial	CCP	0	0	N/A	Market	0.12	27%	0	Commercial	Restaurant, Cocktail Lounge	1340 E ANAHEIM ST	LONG BEACH CA 90813
7268040024	0.14	386	0.46	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CCP	0	0	N/A	Market	0.19	27%	0	Residential	Single Family	1525 E ANAHEIM ST	LONG BEACH CA 90813
7254001016	0.59	295	0.59	NSC-M	4 to 5 Stories	Affordable	69	41	41	0	0	Commercial	CCP	0	0	N/A	Market	0.01	25%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	3636 E ANAHEIM ST	LONG BEACH CA 90804
7259020015	0.27	284	0.66	NSC-M	4 to 5 Stories	Affordable	69	19	19	0	0	Commercial	CCP	0	0	N/A	Market	0.00	5%	0	Commercial	Parking Lot, Commercial Use	2829 E ANAHEIM ST	LONG BEACH CA 90804
7269029022	0.5	360	1.01	TOD-M	Over 5 stories	Affordable	150	75	75	0	0	Specific Plan	SP-1-TN	80	40	N/A	Affordable	0.15	78%	0	Commercial	Store	501 E ANAHEIM ST	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7259013004	0.15	291	0.4	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CCA	0	0	N/A	Market	0.00	28%	0	Commercial	Vacant Land	3416 E ANAHEIM ST	LONG BEACH CA 90804
7259013003	0.13	291	0.4	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Commercial	CCA	0	0	N/A	Market	0.00	39%	0	Commercial	Vacant Land	3408 E ANAHEIM ST	LONG BEACH CA 90804
7259008031	0.19	279	0.63	NSC-M	4 to 5 Stories	Affordable	69	13	13	0	0	Commercial	CCA	0	0	N/A	Market	0.86	33%	0	Commercial	Store	3201 E ANAHEIM ST	LONG BEACH CA 90804
7260021026	0.14	381	0.42	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CCP	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	2215 E ANAHEIM ST	LONG BEACH CA 90804
7267003002	0.21	368	0.49	NSC-M	4 to 5 Stories	Market	50	10	0	2	8	Commercial	CCP	0	0	N/A	Market	0.94	55%	0	Commercial	Store And Residential Combination	1200 E ANAHEIM ST	LONG BEACH CA 90813
7254002022	0.44	294	0.61	NSC-M	4 to 5 Stories	Affordable	69	30	30	0	0	Commercial	CCP	0	0	N/A	Market	0.92	30%	2	Commercial	Office Building	3720 E ANAHEIM ST	LONG BEACH CA 90804
7261026014	0.21	384	0.52	NSC-M	4 to 5 Stories	Affordable	69	14	14	0	0	Commercial	CCP	0	0	N/A	Market	0.07	33%	0	Commercial	Farm And Construction Equipment Sales And Service	1735 E ANAHEIM ST	LONG BEACH CA 90813
7259021015	0.4	285	0.53	NSC-M	4 to 5 Stories	Affordable	69	28	28	0	0	Commercial	CCP	0	0	N/A	Market	0.16	34%	0	Commercial	Store	2901 E ANAHEIM ST	LONG BEACH CA 90804
7261027009	0.4	385	0.4	NSC-M	4 to 5 Stories	Market	50	20	0	4	16	Commercial	CCP	0	0	N/A	Market	0.57	56%	0	Commercial	Store	1601 E ANAHEIM ST	LONG BEACH CA 90813
7259009036	0.75	278	0.91	NSC-M	4 to 5 Stories	Affordable	69	52	52	0	0	Commercial	CCA	0	0	N/A	Market	0.74	39%	0	Commercial	Store	3339 E ANAHEIM ST	LONG BEACH CA 90804
7260022028	0.28	382	0.42	NSC-M	4 to 5 Stories	Market	50	14	0	3	11	Commercial	CCP	0	0	N/A	Market	0.13	37%	0	Commercial	Store	2325 E ANAHEIM ST	LONG BEACH CA 90804
7259014011	0.33	293	0.63	NSC-M	4 to 5 Stories	Affordable	69	23	23	0	0	Commercial	CCP	0	0	N/A	Market	0.67	64%	0	Industrial	Light Manufacturing	3530 E ANAHEIM ST	LONG BEACH CA 90804
7268016028	0.12	363	0.33	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Commercial	CHW	0	0	N/A	Market	0.69	59%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1101 E ANAHEIM ST	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7269015018	0.34	415	0.51	TOD-M	Over 5 stories	Affordable	150	51	51	0	0	Specific Plan	SP-1-TN	80	27	N/A	Affordable	0.06	96%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	233 E ANAHEIM ST	LONG BEACH CA 90813
7253025019	0.16	301	0.79	NSC-M	4 to 5 Stories	Affordable	69	11	11	0	0	Commercial	CCN	22	3	N/A	Market	0.25	48%	0	Commercial	Store	4021 E ANAHEIM ST	LONG BEACH CA 90804
7268017020	0.43	362	0.43	NSC-M	4 to 5 Stories	Market	50	21	0	4	17	Commercial	CHW	0	0	N/A	Market	0.74	11%	0	Commercial	Auto, Used Car Sales And Service	1155 E ANAHEIM ST	LONG BEACH CA 90813
7269029019	0.17	360	1.01	TOD-M	Over 5 stories	Affordable	150	26	26	0	0	Specific Plan	SP-1-TN	80	14	N/A	Affordable	0.47	44%	0	Commercial	Store	543 E ANAHEIM ST	LONG BEACH CA 90813
7254004031	0.26	299	0.26	NSC-M	4 to 5 Stories	Market	50	13	0	3	10	Commercial	CCP	0	0	N/A	Market	0.98	59%	0	Commercial	Store	3922 E ANAHEIM ST	LONG BEACH CA 90804
7253025031	0.47	301	0.79	NSC-M	4 to 5 Stories	Affordable	69	32	32	0	0	Commercial	CCN	22	10	N/A	Market	0.28	11%	0	Commercial	Restaurant, Cocktail Lounge, Fast Food-Auto Oriented	4001 E ANAHEIM ST	LONG BEACH CA 90804
7274005001	0.3	370	0.3	NSC-M	4 to 5 Stories	Market	50	15	0	3	12	Commercial	CHW	0	0	N/A	Market	0.98	38%	0	Commercial	Store	900 E ANAHEIM ST	LONG BEACH CA 90813
7274001016	0.11	358	0.42	TOD-L	4 to 5 Stories	Market	72	8	0	2	6	Commercial	CCA	0	0	N/A	Market	0.00	33%	0	Commercial	Vacant Land	550 E ANAHEIM ST	LONG BEACH CA 90813
7261028003	0.3	372	0.3	NSC-M	4 to 5 Stories	Market	50	15	0	3	12	Commercial	CCP	0	0	N/A	Market	0.93	27%	0	Commercial	Store	1600 E ANAHEIM ST	LONG BEACH CA 90813
7259020014	0.13	284	0.66	NSC-M	4 to 5 Stories	Affordable	69	9	9	0	0	Commercial	CCP	0	0	N/A	Market	0.58	33%	1	Commercial	Restaurant, Cocktail Lounge	2821 E ANAHEIM ST	LONG BEACH CA 90804
7269028020	0.25	359	0.25	TOD-M	Over 5 stories	Market	108	27	3	0	24	Specific Plan	SP-1-TN	80	20	N/A	Market	0.00	0%	0	Commercial	Parking Lot, Commercial Use	437 E ANAHEIM ST	LONG BEACH CA 90813
7259013005	0.12	291	0.4	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Commercial	CCA	0	0	N/A	Market	0.00	2%	0	Commercial	Vacant Land	3422 E ANAHEIM ST	LONG BEACH CA 90804
7274006002	0.16	369	0.64	NSC-M	4 to 5 Stories	Affordable	69	11	11	0	0	Commercial	CHW	0	0	N/A	Market	0.00	6%	0	Commercial	Vacant Land	1024 E ANAHEIM ST	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7260024014	0.26	383	0.26	NSC-M	4 to 5 Stories	Market	50	13	0	3	10	Commercial	CCP	0	0	N/A	Market	0.15	94%	0	Commercial	Store	2501 E ANAHEIM ST	LONG BEACH CA 90804
7269029021	0.17	360	1.01	TOD-M	Over 5 stories	Affordable	150	26	26	0	0	Specific Plan	SP-1-TN	80	14	N/A	Affordable	0.50	99%	1	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	535 E ANAHEIM ST	LONG BEACH CA 90813
7269014009	0.17	416	0.34	TOD-M	Over 5 stories	Market	108	18	2	0	16	Specific Plan	SP-1-TN	80	14	N/A	Market	0.14	62%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	141 E ANAHEIM ST	LONG BEACH CA 90813
7259017023	0.48	287	0.63	NSC-M	4 to 5 Stories	Affordable	69	33	33	0	0	Commercial	CCP	0	0	N/A	Market	0.36	38%	0	Commercial	Store Combination With Office Or Residential	2938 E ANAHEIM ST	LONG BEACH CA 90804
7260021028	0.14	381	0.42	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CCP	0	0	N/A	Market	0.00	5%	0	Commercial	Vacant Land	2235 E ANAHEIM ST	LONG BEACH CA 90804
7259008032	0.44	279	0.63	NSC-M	4 to 5 Stories	Affordable	69	30	30	0	0	Commercial	CCA	0	0	N/A	Market	0.17	26%	0	Commercial	Restaurant, Cocktail Lounge	3229 E ANAHEIM ST	LONG BEACH CA 90804
7261033027	0.54	377	0.54	NSC-M	4 to 5 Stories	Affordable	69	37	37	0	0	Commercial	CCP	0	0	N/A	Market	0.55	39%	0	Commercial	Store	2130 E ANAHEIM ST	LONG BEACH CA 90804
7274006001	0.16	369	0.64	NSC-M	4 to 5 Stories	Affordable	69	11	11	0	0	Commercial	CHW	0	0	N/A	Market	0.85	55%	0	Commercial	Store And Residential Combination, Two Stories	1038 E ANAHEIM ST	LONG BEACH CA 90813
7268018024	0.5	366	0.5	NSC-M	4 to 5 Stories	Affordable	69	34	34	0	0	Commercial	CCA	0	0	N/A	Market	0.33	6%	0	Commercial	Restaurant, Cocktail Lounge	1199 E ANAHEIM ST	LONG BEACH CA 90813
7260025029	0.72	283	0.87	NSC-M	4 to 5 Stories	Affordable	69	50	50	0	0	Commercial	CCP	0	0	N/A	Market	0.17	47%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	2625 E ANAHEIM ST	LONG BEACH CA 90804
7260021027	0.14	381	0.42	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CCP	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	2219 E ANAHEIM ST	LONG BEACH CA 90804

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7259020016	0.13	284	0.66	NSC-M	4 to 5 Stories	Affordable	69	9	9	0	0	Commercial	CCP	0	0	N/A	Market	0.40	40%	0	Commercial	Restaurant, Cocktail Lounge	2841 E ANAHEIM ST	LONG BEACH CA 90804
7120001036	0.23	611	0.27	NSC-M	3 Stories and under	Market	32	7	0	1	6	Commercial	CNR	11	3	N/A	Market	0.55	26%	0	Commercial	Store	2990 E ARTESIA BLVD	LONG BEACH CA 90805
7120002033	0.28	612	0.28	NSC-M	3 Stories and under	Market	32	9	0	2	7	Commercial	CNR	11	3	N/A	Market	0.11	9%	1	Commercial	Restaurant, Cocktail Lounge	3012 E ARTESIA BLVD	LONG BEACH CA 90805
7114005058	0.48	619	0.48	NSC-L	3 Stories and under	Market	30	14	0	3	11	Commercial	CCA	0	0	N/A	Market	0.96	26%	1	Commercial	Service Station	1965 E ARTESIA BLVD	LONG BEACH CA 90805
7120018072	0.22	613	0.69	NSC-M	3 Stories and under	Affordable	44	10	10	0	0	Commercial	CCA	0	0	N/A	Market	0.82	14%	1	Commercial	Restaurant, Cocktail Lounge	3490 E ARTESIA BLVD	LONG BEACH CA 90805
7115007037	0.14	627	0.41	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CCA	0	0	N/A	Market	0.00	5%	0	Commercial	Vacant Land	1115 E ARTESIA BLVD	LONG BEACH CA 90805
7120018077	0.35	613	0.69	NSC-M	3 Stories and under	Affordable	44	15	15	0	0	Commercial	CCA	0	0	N/A	Market	0.55	20%	0	Commercial	Parking Lot, Commercial Use	3430 E ARTESIA BLVD	LONG BEACH CA 90805
7120017024	5.34	615	5.34	NSC-M	4 to 5 Stories	Market	50	267	0	53	214	Commercial	CCA	0	0	N/A	Market	0.62	37%	16	Commercial	Shopping Center (Neighborhood, Community)	3303 E ARTESIA BLVD	LONG BEACH CA 90805
7114001030	0.11	628	2.44	NSC-L	3 Stories and under	Affordable	38	4	4	0	0	Commercial	CCA	0	0	N/A	Market	0.00	14%	0	Commercial	Vacant Land	1221 E ARTESIA BLVD	LONG BEACH CA 90805
7114009037	0.35	620	0.35	NSC-L	3 Stories and under	Market	30	11	0	2	9	Commercial	CCA	0	0	N/A	Market	0.07	13%	1	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1600 E ARTESIA BLVD	LONG BEACH CA 90805
7114013025	0.48	629	0.48	NSC-L	3 Stories and under	Market	30	14	0	3	11	Commercial	CCA	0	0	N/A	Market	0.89	35%	1	Commercial	Shopping Center (Neighborhood, Community)	1200 E ARTESIA BLVD	LONG BEACH CA 90805
7115007038	0.14	627	0.41	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CCA	0	0	N/A	Market	0.24	68%	0	Commercial	Store	1117 E ARTESIA BLVD	LONG BEACH CA 90805
7120018031	0.36	614	0.36	NSC-M	3 Stories and under	Market	32	11	0	2	9	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	3350 E ARTESIA BLVD	LONG BEACH CA 90805

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7115005012	0.15	625	0.29	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CCA	0	0	N/A	Market	0.43	52%	1	Commercial	Store	801 E ARTESIA BLVD	LONG BEACH CA 90805
7114005057	0.38	618	0.38	NSC-L	3 Stories and under	Market	30	11	0	2	9	Commercial	CCA	0	0	N/A	Market	0.12	17%	0	Commercial	Store	1833 E ARTESIA BLVD	LONG BEACH CA 90805
7114001058	2.33	628	2.44	NSC-L	3 Stories and under	Affordable	38	87	87	0	0	Commercial	CCA	0	0	N/A	Market	0.94	30%	1	Commercial	Supermarket, 12,000 SF Or More	1313 E ARTESIA BLVD	LONG BEACH CA 90805
7115006039	0.38	626	0.8	NSC-L	3 Stories and under	Affordable	38	14	14	0	0	Commercial	CCA	0	0	N/A	Market	0.50	33%	1	Commercial	Store	901 E ARTESIA BLVD	LONG BEACH CA 90805
7115006032	0.28	626	0.8	NSC-L	3 Stories and under	Affordable	38	11	11	0	0	Commercial	CCA	0	0	N/A	Market	0.19	15%	0	Commercial	Auto, Car Wash Only, Self Service Type	1011 E ARTESIA BLVD	CARSON CA 90746
7115007039	0.13	627	0.41	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CCA	0	0	N/A	Market	0.67	54%	0	Commercial	Store	1133 E ARTESIA BLVD	LONG BEACH CA 90805
7115006031	0.14	626	0.8	NSC-L	3 Stories and under	Affordable	38	5	5	0	0	Commercial	CCA	0	0	N/A	Market	0.30	19%	1	Commercial	Restaurant, Cocktail Lounge	1009 E ARTESIA BLVD	CARSON CA 90746
7240001023	0.32	115	0.32	MFR-L	3 Stories and under	Market	30	10	0	2	8	Institutional	I	0	0	N/A	Market	0.44	29%	0	Institutional	School (Private)	5270 E ATHERTON ST	LONG BEACH CA 90815
7239008001	3.226399	690	3.226399	FCN	2 Stories	Market	15	39	0	0	39	Residential	R-1-N	5	17	N/A	Market	2.10	20%	1	Institutional	Church	6500 E ATHERTON ST	LONG BEACH CA 90815
7139012012	0.16	59	0.32	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CCA	0	0	N/A	Market	0.25	48%	1	Residential	Single Family	323 E BIXBY RD	LONG BEACH CA 90807
7139012011	0.16	59	0.32	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CCA	0	0	N/A	Market	0.58	35%	0	Commercial	Office Building	301 E BIXBY RD	LONG BEACH CA 90807
7138031016	0.299029	685	0.299029	FCN	2 Stories	Market	15	3	0	0	3	Residential	R-1-N	5	2	N/A	Market	1.13	40%	1	Residential	Single Family	645 E BIXBY RD	LONG BEACH CA 90807
7280020038	0.13	483	0.83	DT	Ht Incentive Dist	Downtown	170	22	2	0	20	Planned Development	PD-30	150	20	Market	Market	0.00	0%	0			139 E BROADWAY	LONG BEACH CA 90802
7264004020	0.12	586	0.27	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	1	N/A	Market	0.56	31%	0	Commercial	Store And Residential Combination	3215 E BROADWAY	LONG BEACH CA 90803

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7265010024	0.26	493	0.26	NSC-M	4 to 5 Stories	Market	50	13	0	3	10	Residential - MFR	R-4-R	22	6	N/A	Market	0.20	41%	2	Commercial	Store	1100 E BROADWAY	LONG BEACH CA 90802
7281021032	0.4	499	0.8	DT	Ht Incentive Dist	Downtown	170	68	7	0	61	Planned Development	PD-30	150	60	Market	Market	0.19	23%	0	Commercial	Restaurant, Cocktail Lounge	740 E BROADWAY	LONG BEACH CA 90802
7280020035	0.16	483	0.83	DT	Ht Incentive Dist	Downtown	170	27	3	0	24	Planned Development	PD-30	150	24	Market	Market	0.00	0%	0			127 E BROADWAY	LONG BEACH CA 90802
7281021004	0.4	499	0.8	DT	Ht Incentive Dist	Downtown	170	68	7	0	61	Planned Development	PD-30	150	60	Market	Market	0.50	50%	0	Commercial	Restaurant, Cocktail Lounge	730 E BROADWAY	LONG BEACH CA 90802
7275019031	0.12	490	0.35	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Commercial	CNR	11	1	N/A	Market	0.75	55%	1	Commercial	Restaurant, Cocktail Lounge	1923 E BROADWAY	LONG BEACH CA 90802
7281013014	0.26	501	0.26	DT	Ht Incentive Dist	Downtown	170	44	4	0	40	Planned Development	PD-30	150	39	Market	Market	0.00	0%	0	Commercial	Parking Lot, Commercial Use	733 E BROADWAY	LONG BEACH CA 90802
7281015100	0.35	502	0.35	DT	Ht Incentive Dist	Downtown	170	60	6	0	54	Planned Development	PD-30	150	53	Market	Market	0.50	27%	4	Commercial	Restaurant, Cocktail Lounge	525 E BROADWAY	LONG BEACH CA 90802
7256011029	0.275373	687	0.275373	FCN	2 Stories	Market	15	3	0	0	3	Commercial	CNR	11	3	N/A	Market	0.14	23%	0	Commercial	Auto, Car Wash Only, Self Service Type	4000 E BROADWAY	LONG BEACH CA 90803
7206023021	0.14	23	0.42	TOD-M	4 to 5 Stories	Market	77	11	1	0	10	Specific Plan	SP-1-CDR	70	10	N/A	Market	0.30	25%	1	Residential	Single Family	162 E CANTON ST	LONG BEACH CA 90806
7206023022	0.14	23	0.42	TOD-M	4 to 5 Stories	Market	77	11	1	0	10	Specific Plan	SP-1-CDR	70	10	N/A	Market	0.29	40%	1	Residential	Single Family	170 E CANTON ST	LONG BEACH CA 90806
7206023025	0.15	22	0.85	TOD-M	4 to 5 Stories	Affordable	106	16	16	0	0	Specific Plan	SP-1-CDR	70	11	N/A	Affordable	0.00	32%	0	Residential	Vacant Land	220 E CANTON ST	LONG BEACH CA 90806
7206023023	0.14	23	0.42	TOD-M	4 to 5 Stories	Market	77	11	1	0	10	Specific Plan	SP-1-CDR	70	10	N/A	Market	0.33	28%	1	Residential	Single Family	212 E CANTON ST	LONG BEACH CA 90806
7266005008	0.12	329	0.36	DT	80 Feet	Downtown	140	17	2	0	15	Planned Development	PD-30	150	18	Market	Market	0.52	49%	2	Residential	Duplex	1032 E CHANDA CT	LONG BEACH CA 90813
7266005009	0.12	329	0.36	DT	80 Feet	Downtown	140	17	2	0	15	Planned Development	PD-30	150	18	Market	Market	0.25	33%	1	Residential	Single Family	1036 E CHANDA CT	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7264005019	0.17	585	0.28	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-2-A	11	2	N/A	Market	0.43	19%	1	Residential	Single Family	3131 E CORTO PL	LONG BEACH CA 90803
7209006011	0.15	247	0.3	TOD-L	4 to 5 Stories	Market	72	11	0	2	9	Residential - SFR	R-1-N	5	1	N/A	Market	0.25	36%	1	Residential	Single Family	534 E DAYMAN ST	LONG BEACH CA 90806
7209006013	0.15	247	0.3	TOD-L	4 to 5 Stories	Market	72	11	0	2	9	Residential - SFR	R-1-N	5	1	N/A	Market	0.87	36%	1	Residential	Single Family	540 E DAYMAN ST	LONG BEACH CA 90806
7206021005	0.14	18	0.42	MFR-M	3 Stories and under	Market	32	4	0	1	3	Residential - MFR	R-3-4	19	3	N/A	Market	0.25	29%	1	Residential	Single Family	240 E ELDRIDGE ST	LONG BEACH CA 90807
7206021003	0.14	18	0.42	MFR-M	3 Stories and under	Market	32	4	0	1	3	Residential - MFR	R-3-4	19	3	N/A	Market	0.67	47%	2	Residential	Duplex	220 E ELDRIDGE ST	LONG BEACH CA 90807
7206021004	0.14	18	0.42	MFR-M	3 Stories and under	Market	32	4	0	1	3	Residential - MFR	R-3-4	19	3	N/A	Market	0.22	27%	1	Residential	Single Family	236 E ELDRIDGE ST	LONG BEACH CA 90807
7269021019	0.16	189	0.84	TOD-M	Over 5 stories	Affordable	150	24	24	0	0	Specific Plan	SP-1-TN	80	13	N/A	Affordable	0.02	10%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	318 E ESTHER ST	LONG BEACH CA 90813
7268030027	0.15	219	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.33	18%	1	Residential	Single Family	1234 E ESTHER ST	LONG BEACH CA 90813
7269020020	0.15	207	1.1	TOD-M	Over 5 stories	Affordable	150	23	23	0	0	Specific Plan	SP-1-TN	80	12	N/A	Affordable	0.25	34%	1	Residential	Single Family	343 E ESTHER ST	LONG BEACH CA 90813
7268030002	0.15	219	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.33	25%	1	Residential	Single Family	1226 E ESTHER ST	LONG BEACH CA 90813
7269020900	0.15	207	1.1	TOD-M	Over 5 stories	Affordable	150	23	23	0	0	Specific Plan	SP-1-TN	80	12	N/A	Affordable	0.00	13%	0	Residential	Vacant Land	333 E ESTHER ST	LONG BEACH CA 90813
7240011024	0.92	591	0.92	NSC-L	3 Stories and under	Affordable	38	35	35	0	0	Commercial	CCA	0	0	N/A	Market	0.84	31%	0	Institutional	School (Private)	5251 E LAS LOMAS ST	LONG BEACH CA 90815
7219020012	0.248782	691	0.248782	FCN	2 Stories	Market	15	3	0	0	3	Residential	R-1-N	5	1	N/A	Market	0.44	21%	1	Residential	Single Family	5033 E LOS COYOTES DIAGONAL	LONG BEACH CA 90815
7126034025	0.82	665	0.82	NSC-L	3 Stories and under	Affordable	38	31	31	0	0	Commercial	CNR	11	9	N/A	Market	0.34	29%	0	Institutional	Church	201 E MARKET ST	LONG BEACH CA 90805

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7131002030	0.26	78	0.39	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CNR	11	3	N/A	Market	0.75	36%	0	Commercial	Professional Building	100 E MARKET ST	LONG BEACH CA 90805
7131004006	0.16	79	0.33	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CNR	11	2	N/A	Market	0.62	36%	1	Commercial	Store And Residential Combination	330 E MARKET ST	LONG BEACH CA 90805
7126035041	0.14	666	0.28	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	2	N/A	Market	0.52	41%	1	Residential	Single Family	135 E MARKET ST	LONG BEACH CA 90805
7131002003	0.13	78	0.39	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	1	N/A	Market	0.32	22%	0	Commercial	Store	114 E MARKET ST	LONG BEACH CA 90805
7131001026	0.17	77	0.33	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CNR	11	2	N/A	Market	0.25	43%	1	Residential	Single Family	58 E MARKET ST	LONG BEACH CA 90805
7131001025	0.16	77	0.33	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CNR	11	2	N/A	Market	0.46	30%	1	Commercial	Store And Residential Combination	54 E MARKET ST	LONG BEACH CA 90805
7131004007	0.17	79	0.33	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CNR	11	2	N/A	Market	0.73	25%	0	Commercial	Professional Building	336 E MARKET ST	LONG BEACH CA 90805
7126036056	0.3	668	0.3	NSC-L	3 Stories and under	Market	30	9	0	2	7	Commercial	CNR	11	3	N/A	Market	0.84	22%	2	Residential	Duplex	13 E MARKET ST	LONG BEACH CA 90805
7126035020	0.14	666	0.28	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	2	N/A	Market	0.58	40%	1	Residential	Single Family	127 E MARKET ST	LONG BEACH CA 90805
7243004019	0.26	599	0.26	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CNP	0	0	N/A	Market	0.53	44%	0	Commercial	Professional Building, Medical Dental Building	5865 E NAPLES PLZ	LONG BEACH CA 90803
7243004015	0.63	598	0.63	NSC-L	3 Stories and under	Affordable	38	24	24	0	0	Commercial	CNP	0	0	N/A	Market	0.37	35%	0	Institutional	Church	5871 E NAPLES PLZ	LONG BEACH CA 90803
7281023013	0.42	487	0.42	DT	Ht Incentive Dist	Downtown	170	71	7	0	64	Planned Development	PD-30	150	63	Market	Market	0.43	21%	0	Commercial	Restaurant, Cocktail Lounge	615 E OCEAN BLVD	LONG BEACH CA 90802
7280029024	0.99	486	0.99	DT	Ht Incentive Dist	Downtown	170	168	17	0	151	Planned Development	PD-30	150	149	Market	Market	0.61	54%	0	Commercial	Office Building, 6 Through 13 Stories	211 E OCEAN BLVD	LONG BEACH CA 90802
7253001001	0.23	256	0.23	NSC-M	4 to 5 Stories	Market	50	11	0	2	9	Commercial	CO	22	5	N/A	Market	0.02	8%	1	Commercial	Auto, Used Car Sales And Service	3600 E PACIFIC COAST HWY	LONG BEACH CA LONG BEACH CA

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7269019050	0.47	187	0.63	TOD-M	Over 5 stories	Affordable	150	71	71	0	0	Specific Plan	SP-1-TN	80	38	N/A	Affordable	0.05	53%	0	Commercial	Store	220 E PACIFIC COAST HWY	LONG BEACH CA LONG BEACH CA
7259002002	0.14	260	0.28	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CH	0	0	N/A	Market	0.00	1%	0	Industrial	Vacant Parcel That Has Improvement Value Due To Other Improvements	3344 E PACIFIC COAST HWY	LONG BEACH CA 90804
7268029045	0.34	231	0.34	NSC-M	4 to 5 Stories	Market	50	17	0	3	14	Commercial	CHW	0	0	N/A	Market	0.33	36%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1520 E PACIFIC COAST HWY	LONG BEACH CA 90806
7220004001	0.31	270	0.31	MFR-L	3 Stories and under	Market	30	9	0	2	7	Commercial	CCA	0	0	N/A	Market	0.88	18%	1	Commercial	Restaurant, Cocktail Lounge, Fast Food-Auto Oriented	5095 E PACIFIC COAST HWY	LONG BEACH CA 90804
7210032040	0.39	240	0.39	NSC-M	4 to 5 Stories	Market	50	19	0	4	15	Commercial	CHW	0	0	N/A	Market	0.17	17%	0	Commercial	Restaurant, Cocktail Lounge	1101 E PACIFIC COAST HWY	LONG BEACH CA 90806
7242012006	2.54	601	2.54	RSF	3 Stories	Affordable	38	95	95	0	0	Planned Development	SP-2	38	95	N/A	Affordable	0.37	36%	0	Commercial	Office Building, 2 Stories	6700 E PACIFIC COAST HWY	LONG BEACH CA 90803
7240011030	0.9	592	0.9	NSC-L	Over 5 stories	Affordable	88	79	79	0	0	Commercial	CCA	0	0	N/A	Market	0.77	35%	0	Recreational	Club, Lodge Hall, Fraternal Organization	5155 E PACIFIC COAST HWY	LONG BEACH CA 90804
7259033043	0.4	262	0.4	NSC-M	4 to 5 Stories	Market	50	20	0	4	16	Commercial	CH	0	0	N/A	Market	0.69	74%	0	Industrial	Warehousing, Distribution, Storage	3100 E PACIFIC COAST HWY	LONG BEACH CA 90804
7269010011	0.3	194	0.3	TOD-M	Over 5 stories	Market	108	32	3	0	29	Specific Plan	SP-1-TN	80	24	N/A	Market	0.05	20%	0	Commercial	Store	110 E PACIFIC COAST HWY	LONG BEACH CA 90806
7242011013	6.17	600	6.17	RSF	3 Stories	Market	30	185	0	37	148	Planned Development	SP-2	30	185	N/A	Market	0.99	30%	0	Commercial	Shopping Center (Neighborhood, Community)	6500 E PACIFIC COAST HWY	LONG BEACH CA 90803
7209006026	0.35	244	0.48	TOD-M	Over 5 stories	Market	108	38	4	0	34	Specific Plan	SP-1-TN	80	28	N/A	Market	0.52	17%	1	Commercial	Auto, Car Wash Only, Self Service Type	595 E PACIFIC COAST HWY	LONG BEACH CA 90806
7240011032	0.74	590	0.74	NSC-L	3 Stories and under	Affordable	38	28	28	0	0	Commercial	CNP	0	0	N/A	Market	0.91	54%	0	Commercial	Shopping Center (Neighborhood, Community)	5201 E PACIFIC COAST HWY	LONG BEACH CA 90804

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7237020051	18.18	595	28.38	RSF	5 Stories	Market	50	909	0	182	727	Planned Development	SP-2	50	909	N/A	Market	0.41	25%	0	Commercial	Shopping Center (Neighborhood, Community)	6411 E PACIFIC COAST HWY	LONG BEACH CA 90803
7269035010	0.13	209	0.26	TOD-M	Over 5 stories	Market	108	14	1	0	13	Specific Plan	SP-1-TN	80	10	N/A	Market	0.65	38%	1	Residential	Single Family	530 E PACIFIC COAST HWY	LONG BEACH CA 90806
7216033028	0.41	235	0.41	NSC-M	4 to 5 Stories	Market	50	20	0	4	16	Commercial	CHW	0	0	N/A	Market	0.02	62%	0	Commercial	Store	1843 E PACIFIC COAST HWY	LONG BEACH CA 90806
7269020014	0.14	207	1.1	TOD-M	Over 5 stories	Affordable	150	21	21	0	0	Specific Plan	SP-1-TN	80	11	N/A	Affordable	0.18	16%	1	Residential	Single Family	402 E PACIFIC COAST HWY	LONG BEACH CA 90806
7209006010	0.14	243	0.83	TOD-M	Over 5 stories	Affordable	150	21	21	0	0	Specific Plan	SP-1-TN	80	11	N/A	Affordable	0.00	1%	0	Commercial	Parking Lot, Commercial Use	533 E PACIFIC COAST HWY	LONG BEACH CA 90806
7237020040	0.87	595	28.38	RSF	3 Stories	Market	30	26	0	5	21	Planned Development	SP-2	30	26	N/A	Market	1.37	24%	0	Commercial	Office Building	6695 E PACIFIC COAST HWY	LONG BEACH CA 90803
7259003007	0.34	255	0.72	NSC-M	4 to 5 Stories	Affordable	69	23	23	0	0	Commercial	CO	22	7	N/A	Market	0.56	68%	0	Commercial	Store	3500 E PACIFIC COAST HWY	LONG BEACH CA 90804
7260002020	0.51	226	0.51	NSC-M	4 to 5 Stories	Affordable	69	35	35	0	0	Commercial	CH	0	0	N/A	Market	0.84	42%	1	Commercial	Store	2340 E PACIFIC COAST HWY	LONG BEACH CA 90804
7268027035	0.41	215	0.56	NSC-M	4 to 5 Stories	Affordable	69	28	28	0	0	Commercial	CHW	0	0	N/A	Market	0.92	16%	0	Commercial	Restaurant, Cocktail Lounge, Fast Food-Auto Oriented	1190 E PACIFIC COAST HWY	LONG BEACH CA 90806
7269035001	0.11	208	0.38	TOD-M	Over 5 stories	Market	108	12	1	0	11	Specific Plan	SP-1-TN	80	9	N/A	Market	0.21	53%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	500 E PACIFIC COAST HWY	LONG BEACH CA 90806
7209006025	0.41	243	0.83	TOD-M	Over 5 stories	Affordable	150	62	62	0	0	Specific Plan	SP-1-TN	80	33	N/A	Affordable	0.76	43%	0	Commercial	Office Building	555 E PACIFIC COAST HWY	LONG BEACH CA 90806
7261006029	0.34	229	0.34	NSC-M	4 to 5 Stories	Market	50	17	0	3	14	Commercial	CHW	0	0	N/A	Market	0.56	38%	4	Commercial	Store	2054 E PACIFIC COAST HWY	LONG BEACH CA 90804

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7269019028	0.16	187	0.63	TOD-M	Over 5 stories	Affordable	150	24	24	0	0	Specific Plan	SP-1-TN	80	13	N/A	Affordable	0.45	60%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	228 E PACIFIC COAST HWY	LONG BEACH CA 90806
7269035011	0.13	209	0.26	TOD-M	Over 5 stories	Market	108	14	1	0	13	Specific Plan	SP-1-TN	80	10	N/A	Market	0.00	10%	0	Commercial	Auto, Used Car Sales And Service	538 E PACIFIC COAST HWY	LONG BEACH CA 90806
7216033026	0.25	237	0.25	NSC-M	4 to 5 Stories	Market	50	12	0	2	10	Commercial	CHW	0	0	N/A	Market	0.46	17%	0	Commercial	Restaurant, Cocktail Lounge	1801 E PACIFIC COAST HWY	LONG BEACH CA 90806
7220005003	0.31	269	0.31	NSC-M	4 to 5 Stories	Market	50	15	0	3	12	Commercial	CCA	0	0	N/A	Market	0.66	26%	1	Commercial	Restaurant, Cocktail Lounge	4500 E PACIFIC COAST HWY	LONG BEACH CA 90804
7259031035	0.25	264	0.82	NSC-M	4 to 5 Stories	Affordable	69	17	17	0	0	Commercial	CH	0	0	N/A	Market	0.88	34%	0	Commercial	Restaurant, Cocktail Lounge, Fast Food-Walk Up	2838 E PACIFIC COAST HWY	LONG BEACH CA 90804
7209006008	0.14	243	0.83	TOD-M	Over 5 stories	Affordable	150	21	21	0	0	Specific Plan	SP-1-TN	80	11	N/A	Affordable	0.37	24%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	525 E PACIFIC COAST HWY	LONG BEACH CA 90806
7216033027	0.26	236	0.26	NSC-M	4 to 5 Stories	Market	50	13	0	3	10	Commercial	CHW	0	0	N/A	Market	0.06	13%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1629 E PACIFIC COAST HWY	LONG BEACH CA 90806
7209016035	0.24	180	0.39	TOD-M	Over 5 stories	Market	108	26	3	0	23	Specific Plan	SP-1-TN	80	19	N/A	Market	0.00	0%	0	Commercial	Vacant Land	101 E PACIFIC COAST HWY	LONG BEACH CA 90806
7259031029	0.27	264	0.82	NSC-M	4 to 5 Stories	Affordable	69	19	19	0	0	Commercial	CH	0	0	N/A	Market	0.22	60%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	2800 E PACIFIC COAST HWY	LONG BEACH CA 90804
7260003014	0.26	224	0.26	NSC-M	4 to 5 Stories	Market	50	13	0	3	10	Commercial	CH	0	0	N/A	Market	0.56	49%	0	Commercial	Store	2434 E PACIFIC COAST HWY	LONG BEACH CA 90804
7209006018	0.14	243	0.83	TOD-M	Over 5 stories	Affordable	150	21	21	0	0	Specific Plan	SP-1-TN	80	11	N/A	Affordable	0.53	37%	1	Residential	Single Family	567 E PACIFIC COAST HWY	LONG BEACH CA 90806

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7268003038	0.52	212	0.52	NSC-M	4 to 5 Stories	Affordable	69	36	36	0	0	Commercial	CHW	0	0	N/A	Market	0.59	39%	6	Commercial	Store	904 E PACIFIC COAST HWY	LONG BEACH CA 90806
7260005001	0.14	225	0.38	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CH	0	0	N/A	Market	0.66	18%	0	Commercial	Restaurant, Cocktail Lounge, Fast Food-Auto Oriented	2500 E PACIFIC COAST HWY	LONG BEACH CA 90804
7260002010	0.53	227	0.53	NSC-M	4 to 5 Stories	Affordable	69	36	36	0	0	Commercial	CH	0	0	N/A	Market	0.94	22%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	2300 E PACIFIC COAST HWY	LONG BEACH CA 90804
7259032022	0.26	263	0.26	NSC-M	4 to 5 Stories	Market	50	13	0	3	10	Commercial	CH	0	0	N/A	Market	0.10	5%	0	Commercial	Auto, New Car Sales And Service	3000 E PACIFIC COAST HWY	LONG BEACH CA 90804
7209015031	0.47	185	0.47	TOD-M	Over 5 stories	Market	108	51	5	0	46	Specific Plan	SP-1-TN	80	38	N/A	Market	0.52	17%	0	Commercial	Restaurant, Cocktail Lounge, Fast Food-Auto Oriented	209 E PACIFIC COAST HWY	LONG BEACH CA 90806
7216033001	0.26	233	0.26	NSC-M	4 to 5 Stories	Market	50	13	0	3	10	Commercial	CHW	0	0	N/A	Market	0.03	10%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1601 E PACIFIC COAST HWY	LONG BEACH CA 90806
7261001022	0.71	230	0.71	NSC-M	4 to 5 Stories	Affordable	69	49	49	0	0	Commercial	CHW	0	0	N/A	Market	0.30	8%	0	Commercial	Service/Repair Shop, Laundry	1600 E PACIFIC COAST HWY	LONG BEACH CA 90806
7268028039	1.32	216	1.32	NSC-M	4 to 5 Stories	Affordable	69	91	91	0	0	Commercial	CHW	0	0	N/A	Market	0.80	28%	1	Commercial	Store	1250 E PACIFIC COAST HWY	LONG BEACH CA 90806
7260001015	0.14	228	0.33	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CHW	0	0	N/A	Market	0.09	7%	0	Commercial	Store	2100 E PACIFIC COAST HWY	LONG BEACH CA 90804
7259006005	0.18	273	0.3	NSC-M	4 to 5 Stories	Market	50	9	0	2	7	Residential - MFR	R-2-N	11	2	N/A	Market	0.25	18%	1	Residential	Single Family	3222 E RANSOM ST	LONG BEACH CA 90804
7259005019	0.15	271	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.70	40%	2	Residential	Duplex	3517 E RANSOM ST	LONG BEACH CA 90804
7259005018	0.15	271	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.44	49%	2	Residential	Duplex	3507 E RANSOM ST	LONG BEACH CA 90804

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7135019020	0.53	106	0.81	NSC-L	3 Stories and under	Affordable	38	20	20	0	0	Commercial	CCN	22	12	N/A	Market	0.53	32%	0	Commercial	Office Building	1155 E SAN ANTONIO DR	LONG BEACH CA 90807
7135027002	0.35	108	0.35	NSC-L	3 Stories and under	Market	30	11	0	2	9	Commercial	CCA	0	0	N/A	Market	0.77	41%	3	Commercial	Office Building	1140 E SAN ANTONIO DR	LONG BEACH CA 90807
7135019017	0.28	106	0.81	NSC-L	3 Stories and under	Affordable	38	11	11	0	0	Commercial	CCN	22	6	N/A	Market	0.62	54%	1	Commercial	Office Building	1145 E SAN ANTONIO DR	LONG BEACH CA 90807
7119018030	2.25	657	2.25	NSC-M	4 to 5 Stories	Affordable	69	155	155	0	0	Commercial	CHW	0	0	N/A	Market	0.48	27%	0	Industrial	Light Manufacturing	2311 E SOUTH ST	LONG BEACH CA 90805
7128008022	0.19	642	0.45	MFR-M	3 Stories and under	Market	32	6	0	1	5	Commercial	CNR	11	2	N/A	Market	0.00	0%	0	Commercial	Vacant Land	1510 E SOUTH ST	LONG BEACH CA 90805
7126001024	0.26	663	0.26	MFR-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CNR	11	3	N/A	Market	0.54	49%	1	Industrial	Warehousing, Distribution, Storage	302 E SOUTH ST	LONG BEACH CA 90805
7157012016	0.9	641	0.9	NSC-M	4 to 5 Stories	Affordable	69	62	62	0	0	Commercial	CCA	0	0	N/A	Market	0.62	18%	0	Commercial	Professional Building	2440 E SOUTH ST	LONG BEACH CA 90805
7123022029	0.52	655	0.52	NSC-M	4 to 5 Stories	Affordable	69	36	36	0	0	Commercial	CNR	11	6	N/A	Market	0.55	36%	1	Commercial	Store	1201 E SOUTH ST	LONG BEACH CA 90805
7123019029	0.18	656	0.33	MFR-M	3 Stories and under	Market	32	6	0	1	5	Commercial	CNR	11	2	N/A	Market	0.47	31%	0	Commercial	Store	1535 E SOUTH ST	LONG BEACH CA 90805
7127004038	0.14	651	0.39	MFR-M	3 Stories and under	Market	32	4	0	1	3	Commercial	CNR	11	2	N/A	Market	0.33	34%	0	Commercial	Office Building	800 E SOUTH ST	LONG BEACH CA 90805
7123019028	0.15	656	0.33	MFR-M	3 Stories and under	Market	32	5	0	1	4	Commercial	CNR	11	2	N/A	Market	0.65	31%	0	Commercial	Store	1517 E SOUTH ST	LONG BEACH CA 90805
7128008006	0.12	642	0.45	MFR-M	3 Stories and under	Market	32	4	0	1	3	Commercial	CNR	11	1	N/A	Market	0.50	57%	0	Commercial	Store	1516 E SOUTH ST	LONG BEACH CA 90805
7223019004	0.359229	692	0.359229	FCN	2 Stories	Market	15	4	0	0	4	Institutional	I	0	0	N/A	Market	2.98	28%	1	Institutional	Church, Two Stories	5195 E STEARNS ST	LONG BEACH CA 90815
7223019007	1.9775	693	1.9775	FCN	2 Stories	Affordable	30	45	45	0	0	Institutional	I	0	0	N/A	Market	3.68	25%	1	Institutional	School (Private)	5201 E STEARNS ST	LONG BEACH CA 90815

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7208006063	0.09	120	0.33	TOD-M	Over 5 stories	Market	108	10	0	2	8	Planned Development	PD-25	0	0	N/A	Market	0.00	0%	0			566 E VERNON ST	LONG BEACH CA 90806
7208006064	0.06	120	0.33	TOD-M	Over 5 stories	Market	108	6	0	1	5	Planned Development	PD-25	0	0	N/A	Market	0.00	0%	0			560 E VERNON ST	LONG BEACH CA 90806
7208006062	0.13	120	0.33	TOD-M	Over 5 stories	Market	108	14	0	3	11	Planned Development	PD-25	0	0	N/A	Market	0.00	0%	0			572 E VERNON ST	LONG BEACH CA 90806
7208006065	0.05	120	0.33	TOD-M	Over 5 stories	Market	108	5	0	1	4	Planned Development	PD-25	0	0	N/A	Market	0.00	0%	0			550 E VERNON ST	LONG BEACH CA 90806
7257030025	0.14	583	0.29	NSC-L	3 Stories and under	Market	30	4	0	1	3	Residential - SFR	R-1-N	5	1	N/A	Market	0.17	44%	1	Residential	Single Family	3425 E VISTA ST	LONG BEACH CA 90803
7146022031	0.22	36	0.44	NSC-L	3 Stories and under	Market	30	7	0	1	6	Commercial	CCA	0	0	N/A	Market	0.01	4%	0	Commercial	Parking Lot, Commercial Use	1061 E WARDLOW RD	LONG BEACH CA LONG BEACH CA
7148013028	0.39	32	0.39	NSC-M	4 to 5 Stories	Market	50	20	0	4	16	Commercial	CCA	0	0	N/A	Market	0.54	42%	0	Commercial	Professional Building, Medical Dental Building	550 E WARDLOW RD	LONG BEACH CA 90807
7145011015	0.38	31	0.68	NSC-M	4 to 5 Stories	Affordable	69	26	26	0	0	Commercial	CCA	0	0	N/A	Market	0.82	30%	1	Commercial	Professional Building, Medical Dental Building	433 E WARDLOW RD	LONG BEACH CA 90807
7145019018	0.48	34	1.16	NSC-L	3 Stories and under	Affordable	38	18	18	0	0	Residential - SFR	R-1-N	5	3	N/A	Market	0.00	0%	0	Commercial	Vacant Land	675 E WARDLOW RD	LONG BEACH CA 90807
7148013014	0.59	30	0.78	NSC-M	4 to 5 Stories	Affordable	69	39	39	0	0	Commercial	CCA	0	0	N/A	Market	0.54	27%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	500 E WARDLOW RD	LONG BEACH CA 90807
7146022013	0.22	36	0.44	NSC-L	3 Stories and under	Market	30	7	0	1	6	Commercial	CCA	0	0	N/A	Market	0.56	51%	0	Commercial	Store	1069 E WARDLOW RD	LONG BEACH CA 90807
7145012022	0.57	37	1.53	NSC-M	4 to 5 Stories	Affordable	69	39	39	0	0	Residential - MFR	R-4-N	22	12	N/A	Market	0.66	23%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	577 E WARDLOW RD	LONG BEACH CA 90807

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7145012021	0.52	37	1.53	NSC-M	4 to 5 Stories	Affordable	69	36	36	0	0	Commercial	CCA	0	0	N/A	Market	0.57	14%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	577 E WARDLOW RD	LONG BEACH CA 90807
7148013042	0.57	29	0.57	NSC-M	4 to 5 Stories	Affordable	69	40	40	0	0	Commercial	CCA	0	0	N/A	Market	0.90	19%	0	Commercial	Office Building	530 E WARDLOW RD	LONG BEACH CA 90807
7208006056	0.28	123	0.49	TOD-M	Over 5 stories	Market	108	30	3	0	27	Specific Plan	SP-1-TN	80	22	N/A	Market	0.00	0%	0	Commercial	Vacant Land	540 E WILLOW ST	LONG BEACH CA 90806
7208006055	0.21	123	0.49	TOD-M	Over 5 stories	Market	108	23	2	0	21	Specific Plan	SP-1-TN	80	17	N/A	Market	0.00	0%	0	Commercial	Vacant Land	558 E WILLOW ST	LONG BEACH CA 90806
7208006009	0.28	122	0.28	TOD-M	Over 5 stories	Market	108	30	3	0	27	Specific Plan	SP-1-TN	80	22	N/A	Market	0.57	47%	0	Commercial	Restaurant, Cocktail Lounge	590 E WILLOW ST	LONG BEACH CA 90806
7228017004	0.742108	694	0.742108	FCN	2 Stories	Market	15	8	0	0	8	Institutional	I	0	0	N/A	Market	3.60	26%	0	Institutional	Church	6200 E WILLOW ST	LONG BEACH CA 90815
7228017015	2.833115	695	2.833115	FCN	2 Stories	Affordable	30	82	82	0	0	Institutional	I	0	0	N/A	Market	0.42	3%	0	Institutional	Church	6220 E WILLOW ST	LONG BEACH CA 90815
7281009901	0.34	504	0.34	DT	Ht Incentive Dist	Downtown	170	58	6	0	52	Planned Development	PD-30	150	51	Market	Market	0.00	97%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	345 ELM AVE	LONG BEACH CA 90802
7273008018	0.17	438	0.8	TOD-L	4 to 5 Stories	Affordable	100	17	17	0	0	Institutional	I	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	1063 ELM AVE	LONG BEACH CA 90813
7269026034	0.15	408	0.46	TOD-M	Over 5 stories	Market	108	16	2	0	14	Specific Plan	SP-1-TN	80	12	N/A	Market	0.50	63%	0	Institutional	Children's Day Care Center	1425 ELM AVE	LONG BEACH CA 90813
7269025008	0.17	397	0.39	TOD-M	4 to 5 Stories	Market	77	13	0	3	10	Residential - MFR	R-3-S	16	3	N/A	Market	0.37	32%	1	Residential	Single Family	1478 ELM AVE	LONG BEACH CA 90813
7269023012	0.17	400	0.34	TOD-M	4 to 5 Stories	Market	77	13	1	0	12	Specific Plan	SP-1-CDR	70	12	N/A	Market	0.28	30%	1	Residential	Single Family	1561 ELM AVE	LONG BEACH CA 90813
7273020012	0.17	332	0.34	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.45	30%	1	Residential	Single Family	745 ELM AVE	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7273020013	0.17	332	0.34	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.46	38%	1	Residential	Single Family	735 ELM AVE	LONG BEACH CA 90813
7145011014	0.3	31	0.68	NSC-M	4 to 5 Stories	Affordable	69	21	21	0	0	Commercial	CCN	22	7	N/A	Market	0.00	0%	0	Commercial	Vacant Land	3429 ELM AVE	LONG BEACH CA 90807
7269025035	0.22	397	0.39	TOD-M	4 to 5 Stories	Market	77	17	0	3	14	Residential - MFR	R-3-S	16	4	N/A	Market	0.31	25%	1	Residential	Single Family	1484 ELM AVE	LONG BEACH CA 90813
7273008019	0.17	438	0.8	TOD-L	4 to 5 Stories	Affordable	100	17	17	0	0	Institutional	I	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	1053 ELM AVE	LONG BEACH CA 90813
7269026028	0.15	407	0.32	TOD-M	Over 5 stories	Market	108	16	2	0	14	Specific Plan	SP-1-TN	80	12	N/A	Market	0.38	30%	1	Residential	Single Family	1487 ELM AVE	LONG BEACH CA 90813
7207011032	0.13	124	0.25	TOD-M	Over 5 stories	Market	108	14	1	0	13	Specific Plan	SP-1-M	0	0	N/A	Market	0.35	38%	1	Residential	Single Family	2666 ELM AVE	LONG BEACH CA 90806
7273008016	0.15	438	0.8	TOD-L	4 to 5 Stories	Affordable	100	15	15	0	0	Institutional	I	0	0	N/A	Market	0.39	0%	0	Commercial	Parking Lot, Commercial Use	1077 ELM AVE	LONG BEACH CA 90813
7269026033	0.16	408	0.46	TOD-M	Over 5 stories	Market	108	17	2	0	15	Specific Plan	SP-1-TN	80	13	N/A	Market	0.00	23%	0	Institutional	Children's Day Care Center	1429 ELM AVE	LONG BEACH CA 90813
7145006026	0.29	38	0.29	MFR-M	4 to 5 Stories	Market	45	13	0	3	10	Residential - MFR	R-4-N	22	6	N/A	Market	0.64	36%	0	Commercial	Office Building	3491 ELM AVE	LONG BEACH CA 90807
7269023011	0.17	400	0.34	TOD-M	4 to 5 Stories	Market	77	13	1	0	12	Specific Plan	SP-1-CDR	70	12	N/A	Market	0.76	41%	2	Residential	Duplex	1567 ELM AVE	LONG BEACH CA 90813
7273008020	0.14	438	0.8	TOD-L	4 to 5 Stories	Affordable	100	14	14	0	0	Institutional	I	0	0	N/A	Market	0.00	41%	0	Commercial	Vacant Land	1051 ELM AVE	LONG BEACH CA 90813
7145011033	0.7	41	1.01	MFR-M	4 to 5 Stories	Affordable	63	44	44	0	0	Residential - MFR	R-4-N	22	15	N/A	Market	0.22	50%	1	Commercial	Office Building	3590 ELM AVE	LONG BEACH CA 90807
7145010001	0.34	43	0.34	MFR-L	3 Stories and under	Market	30	10	0	2	8	Residential - MFR	R-3-S	16	6	N/A	Market	0.25	23%	1	Institutional	Church	3650 ELM AVE	LONG BEACH CA 90807
7207001031	0.41	12	2.35	NSC-M	4 to 5 Stories	Affordable	69	28	28	0	0	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	3247 ELM AVE	LONG BEACH CA 90807

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7269026029	0.17	407	0.32	TOD-M	Over 5 stories	Market	108	18	2	0	16	Specific Plan	SP-1-TN	80	14	N/A	Market	0.44	33%	1	Residential	Single Family	1483 ELM AVE	LONG BEACH CA 90813
7207011033	0.12	124	0.25	TOD-M	Over 5 stories	Market	108	13	1	0	12	Specific Plan	SP-1-M	0	0	N/A	Market	0.00	34%	0	Residential	Duplex, Vacant Land	2690 ELM AVE	LONG BEACH CA 90806
7273008017	0.17	438	0.8	TOD-L	4 to 5 Stories	Affordable	100	17	17	0	0	Institutional	I	0	0	N/A	Market	0.28	0%	0	Commercial	Parking Lot, Commercial Use	1069 ELM AVE	LONG BEACH CA 90813
7269026008	0.15	408	0.46	TOD-M	Over 5 stories	Market	108	16	2	0	14	Specific Plan	SP-1-TN	80	12	N/A	Market	0.61	33%	1	Residential	Single Family	1411 ELM AVE	LONG BEACH CA 90813
7273017025	0.4	333	0.47	DT	150 Feet	Downtown	170	68	7	0	61	Planned Development	PD-30	150	60	Market	Market	0.17	12%	0	Commercial	Office Building, 2 Stories	805 ELM AVE	LONG BEACH CA 90813
7206028015	0.15	129	0.39	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - SFR	R-1-N	5	1	N/A	Market	0.25	25%	1	Residential	Single Family	2621 EUCALYPTUS AVE	LONG BEACH CA 90806
7254014025	0.14	312	0.28	MFR-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-S	16	2	N/A	Market	0.51	35%	1	Residential	Single Family	831 EUCLID AVE	LONG BEACH CA 90804
7256006003	0.16	605	0.47	NSC-L	4 to 5 Stories	Market	41	6	0	1	5	Residential - MFR	R-4-R	22	3	N/A	Market	0.35	29%	1	Residential	Single Family	221 EUCLID AVE	LONG BEACH CA 90803
7259016010	0.29	321	0.58	NSC-M	4 to 5 Stories	Affordable	69	20	20	0	0	Institutional	I	0	0	N/A	Market	0.84	67%	0	Institutional	Church	1100 FREEMAN AVE	LONG BEACH CA 90804
7259016026	0.29	321	0.58	NSC-M	4 to 5 Stories	Affordable	69	20	20	0	0	Residential - MFR	R-2-N	11	3	N/A	Market	0.00	10%	0	Commercial	Parking Lot, Commercial Use	1116 FREEMAN AVE	LONG BEACH CA 90804
7259016002	0.14	286	0.58	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Residential - MFR	R-2-N	11	2	N/A	Market	0.14	0%	0	Commercial	Parking Lot, Commercial Use	1220 FREEMAN AVE	LONG BEACH CA 90804
7259016003	0.14	286	0.58	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Residential - MFR	R-2-N	11	2	N/A	Market	0.09	0%	0	Commercial	Parking Lot, Commercial Use	1208 FREEMAN AVE	LONG BEACH CA 90804
7261008012	0.15	222	0.43	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.47	29%	2	Residential	Duplex	1530 GARDENIA AVE	LONG BEACH CA 90813
7261008011	0.14	222	0.43	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.55	40%	1	Residential	Single Family	1536 GARDENIA AVE	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7261008001	0.13	221	0.44	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Residential - MFR	R-2-N	11	1	N/A	Market	0.71	45%	1	Residential	Single Family	1640 GARDENIA AVE	LONG BEACH CA 90813
7259020026	0.4	281	0.4	MFR-M	4 to 5 Stories	Market	45	18	0	4	14	Industrial	IL	0	0	N/A	Market	0.94	76%	0	Industrial	Light Manufacturing	1375 GLADYS AVE	LONG BEACH CA 90804
7259031017	0.15	264	0.82	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Residential - MFR	R-2-N	11	2	N/A	Market	0.51	42%	2	Residential	Duplex	1767 GLADYS AVE	LONG BEACH CA 90804
7256003005	0.13	602	0.39	MFR-M	3 Stories and under	Market	32	4	0	1	3	Residential - MFR	R-4-R	22	3	N/A	Market	0.25	34%	1	Residential	Single Family	65 GRAND AVE	LONG BEACH CA 90803
7255014003	0.12	578	0.36	NSC-L	3 Stories and under	Market	30	4	0	1	3	Residential - SFR	R-1-N	5	1	N/A	Market	0.25	46%	1	Residential	Single Family	386 GRAND AVE	LONG BEACH CA 90814
7120015054	0.24	610	0.48	NSC-M	4 to 5 Stories	Market	50	12	0	2	10	Residential - MFR	R-4-N	22	5	N/A	Market	0.67	41%	2	Residential	Duplex	6629 HAMMOND AVE	LONG BEACH CA 90805
7120015053	0.12	610	0.48	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Residential - MFR	R-4-N	22	3	N/A	Market	0.69	36%	1	Residential	Single Family	6621 HAMMOND AVE	LONG BEACH CA 90805
7209028021	0.17	176	0.62	NSC-M	4 to 5 Stories	Affordable	69	12	12	0	0	Residential - MFR	R-2-N	11	2	N/A	Market	0.71	49%	2	Residential	Duplex	1816 HENDERSON AVE	LONG BEACH CA 90806
7209028027	0.17	176	0.62	NSC-M	4 to 5 Stories	Affordable	69	12	12	0	0	Residential - MFR	R-2-N	11	2	N/A	Market	0.77	57%	2	Residential	Duplex	1826 HENDERSON AVE # A	LONG BEACH CA 90806
7120016042	0.15	616	0.15	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - SFR	R-1-N	5	1	N/A	Market	0.58	36%	1	Residential	Single Family	6661 INDIANA AVE	LONG BEACH CA 90805
7262004008	0.15	325	0.45	MFR-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-2-N	11	2	N/A	Market	0.55	32%	1	Residential	Single Family	1028 JUNIPERO AVE	LONG BEACH CA 90804
7262004009	0.3	325	0.45	MFR-L	3 Stories and under	Market	30	9	0	2	7	Residential - MFR	R-2-N	11	3	N/A	Market	0.37	38%	1	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1006 JUNIPERO AVE	LONG BEACH CA 90804
7263007046	0.27	491	0.27	MFR-M	4 to 5 Stories	Market	45	12	0	2	10	Residential - MFR	R-2-N	11	3	N/A	Market	0.05	0%	0	Commercial	Parking Lot, Commercial Use	275 JUNIPERO AVE	LONG BEACH CA 90803
7263013014	0.32	541	0.32	NSC-L	3 Stories and under	Market	30	10	0	2	8	Commercial	CNP	0	0	N/A	Market	0.77	59%	0	Commercial	Store	392 JUNIPERO AVE	LONG BEACH CA 90814

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7268025005	0.15	213	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-3-S	16	2	N/A	Market	0.50	26%	1	Residential	Single Family	1773 LEMON AVE	LONG BEACH CA 90813
7268025003	0.15	213	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CHW	0	0	N/A	Market	0.04	1%	0	Commercial	Parking Lot, Commercial Use	1783 LEMON AVE	LONG BEACH CA 90813
7274003007	0.15	356	0.48	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.52	24%	1	Residential	Single Family	1224 LIME AVE	LONG BEACH CA 90813
7274003035	0.15	350	0.3	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.57	37%	2	Residential	Duplex	1130 LIME AVE	LONG BEACH CA 90813
7274021002	0.17	335	0.69	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	26	Market	Market	0.37	25%	1	Residential	Single Family	830 LIME AVE	LONG BEACH CA 90813
7274003009	0.15	356	0.48	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.38	51%	2	Residential	Duplex	1218 LIME AVE	LONG BEACH CA 90813
7274021001	0.52	335	0.69	DT	38 Feet	Downtown	40	21	2	0	19	Planned Development	PD-30	150	78	Market	Market	0.66	32%	1	Institutional	Church	850 LIME AVE	LONG BEACH CA 90813
7127020025	0.13	646	0.72	NSC-M	3 Stories and under	Affordable	44	6	6	0	0	Commercial	CNR	11	1	N/A	Market	0.25	33%	1	Residential	Single Family	5417 LIME AVE	LONG BEACH CA 90805
7274003038	0.15	350	0.3	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.25	42%	1	Residential	Single Family	1122 LIME AVE	LONG BEACH CA 90813
7281007062	0.19	514	0.36	DT	80 Feet	Downtown	140	27	3	0	24	Planned Development	PD-30	150	29	Market	Market	0.00	0%	0	Residential	Duplex, Vacant Land	425 LINDEN AVE	LONG BEACH CA 90802
7269030013	0.16	361	0.44	TOD-L	4 to 5 Stories	Market	72	12	0	2	10	Residential - MFR	R-2-N	11	2	N/A	Market	0.25	19%	1	Residential	Single Family	1420 LINDEN AVE	LONG BEACH CA 90813
7130002032	0.23	100	0.95	NSC-M	3 Stories and under	Affordable	44	10	10	0	0	Institutional	I	0	0	N/A	Market	0.32	1%	0	Institutional	Church, Church Parking Lot	5390 LINDEN AVE	LONG BEACH CA 90805
7269021028	0.14	206	0.28	TOD-M	4 to 5 Stories	Market	77	11	1	0	10	Specific Plan	SP-1-CDR	70	10	N/A	Market	0.29	44%	2	Residential	Duplex	1723 LINDEN AVE	LONG BEACH CA 90813
7269025017	0.15	394	0.3	TOD-M	4 to 5 Stories	Market	77	11	0	2	9	Residential - MFR	R-2-N	11	2	N/A	Market	0.83	20%	2	Residential	Duplex	1471 LINDEN AVE	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7269021029	0.14	206	0.28	TOD-M	4 to 5 Stories	Market	77	11	1	0	10	Specific Plan	SP-1-CDR	70	10	N/A	Market	0.51	46%	1	Residential	Single Family	1733 LINDEN AVE	LONG BEACH CA 90813
7145011036	0.62	40	0.62	MFR-M	4 to 5 Stories	Affordable	63	39	39	0	0	Residential - MFR	R-4-N	22	14	N/A	Market	0.33	48%	1	Commercial	Office Building	3515 LINDEN AVE	LONG BEACH CA 90807
7281019048	0.15	496	0.41	DT	80 Feet	Downtown	140	21	2	0	19	Planned Development	PD-30	150	23	Market	Market	0.00	0%	0	Commercial	Parking Lot, Commercial Use	125 LINDEN AVE	LONG BEACH CA 90802
7145013008	0.3	39	0.59	MFR-M	4 to 5 Stories	Affordable	63	19	19	0	0	Residential - MFR	R-4-N	22	7	N/A	Market	0.20	39%	1	Institutional	Church	3516 LINDEN AVE	LONG BEACH CA 90807
7274015042	0.18	339	0.79	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	27	Market	Market	0.00	0%	0	Residential	Four Units, Vacant Land	920 LINDEN AVE	LONG BEACH CA 90813
7281019047	0.26	496	0.41	DT	80 Feet	Downtown	140	36	4	0	32	Planned Development	PD-30	150	39	Market	Market	0.00	0%	0	Commercial	Parking Lot, Commercial Use	135 LINDEN AVE	LONG BEACH CA 90802
7269025024	0.15	393	0.3	TOD-M	4 to 5 Stories	Market	77	11	0	2	9	Residential - MFR	R-2-N	11	2	N/A	Market	0.86	56%	2	Residential	Duplex	1415 LINDEN AVE	LONG BEACH CA 90813
7269024013	0.15	399	0.3	TOD-M	4 to 5 Stories	Market	77	11	0	2	9	Residential - MFR	R-2-N	11	2	N/A	Market	0.52	36%	1	Residential	Single Family	1559 LINDEN AVE	LONG BEACH CA 90813
7269035004	0.15	208	0.38	TOD-L	4 to 5 Stories	Market	72	11	0	2	9	Residential - MFR	R-3-S	16	2	N/A	Market	0.82	28%	1	Residential	Single Family	1770 LINDEN AVE	LONG BEACH CA 90813
7281015028	0.17	503	0.34	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.37	72%	4	Residential	Four Units	240 LINDEN AVE	LONG BEACH CA 90802
7269025023	0.15	393	0.3	TOD-M	4 to 5 Stories	Market	77	11	0	2	9	Residential - MFR	R-2-N	11	2	N/A	Market	0.32	29%	1	Residential	Single Family	1423 LINDEN AVE	LONG BEACH CA 90813
7148013025	0.19	27	0.38	NSC-M	4 to 5 Stories	Market	50	9	0	2	7	Commercial	CCA	0	0	N/A	Market	0.24	27%	1	Residential	Single Family	3325 LINDEN AVE	LONG BEACH CA 90807
7269035003	0.12	208	0.38	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Commercial	CHW	0	0	N/A	Market	0.15	33%	0	Residential	Single Family	1774 LINDEN AVE	LONG BEACH CA 90813
7127008011	0.13	647	0.26	NSC-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-T	11	1	N/A	Market	0.35	34%	1	Residential	Single Family	5518 LINDEN AVE	LONG BEACH CA 90805

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7269024012	0.15	399	0.3	TOD-M	4 to 5 Stories	Market	77	11	0	2	9	Residential - MFR	R-2-N	11	2	N/A	Market	0.34	36%	1	Residential	Single Family	1565 LINDEN AVE	LONG BEACH CA 90813
7145013009	0.29	39	0.59	MFR-M	4 to 5 Stories	Affordable	63	18	18	0	0	Residential - MFR	R-4-N	22	6	N/A	Market	0.00	18%	1	Residential	Single Family	3510 LINDEN AVE	LONG BEACH CA 90807
7281007005	0.17	514	0.36	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.71	60%	6	Residential	Five Or More Apartments Or Units	433 LINDEN AVE	LONG BEACH CA 90802
7269025018	0.15	394	0.3	TOD-M	4 to 5 Stories	Market	77	11	0	2	9	Residential - MFR	R-2-N	11	2	N/A	Market	0.81	40%	1	Residential	Single Family	1465 LINDEN AVE	LONG BEACH CA 90813
7281015026	0.17	503	0.34	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.00	2%	0	Commercial	Vacant Land	246 LINDEN AVE	LONG BEACH CA 90802
7274015044	0.25	339	0.79	DT	38 Feet	Downtown	40	10	1	0	9	Planned Development	PD-30	150	38	Market	Market	0.00	1%	0	Residential	Four Units, Vacant Land	912 LINDEN AVE	LONG BEACH CA 90813
7127008012	0.13	647	0.26	NSC-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-T	11	1	N/A	Market	0.81	28%	1	Residential	Single Family	5510 LINDEN AVE	LONG BEACH CA 90805
7145012028	0.44	37	1.53	MFR-M	4 to 5 Stories	Affordable	63	28	28	0	0	Residential - MFR	R-4-N	22	10	N/A	Market	0.91	35%	4	Institutional	School (Private)	3426 LINDEN AVENUE	LONG BEACH CA LONG BEACH CA
7273006015	0.17	445	0.34	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.69	43%	1	Residential	Single Family	1021 LOCUST AVE	LONG BEACH CA 90813
7208023008	0.13	167	0.26	TOD-L	4 to 5 Stories	Market	72	9	1	0	8	Specific Plan	SP-1-CDR	70	9	N/A	Market	0.54	30%	1	Residential	Single Family	2234 LOCUST AVE	LONG BEACH CA 90806
7273006014	0.17	445	0.34	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.43	50%	8	Residential	Five Or More Apartments Or Units	1025 LOCUST AVE	LONG BEACH CA 90813
7269018012	0.17	203	0.34	TOD-M	4 to 5 Stories	Market	77	13	1	0	12	Specific Plan	SP-1-CDR	70	12	N/A	Market	0.17	47%	2	Residential	Duplex	1610 LOCUST AVE	LONG BEACH CA 90813
7273006012	0.17	441	0.34	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.15	0%	0	Commercial	Parking Lot, Commercial Use	1119 LOCUST AVE	LONG BEACH CA 90813
7273025021	0.56	463	1.25	DT	Ht Incentive Dist	Downtown	170	95	95	0	0	Planned Development	PD-30	150	84	Affordable	Affordable	0.00	0%	0	Commercial	Parking Lot, Commercial Use	621 LOCUST AVE	LONG BEACH CA 90802

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7141002011	0.15	60	0.46	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - SFR	R-1-N	5	1	N/A	Market	0.25	46%	1	Residential	Single Family	3642 LOCUST AVE	LONG BEACH CA 90807
7273007041	0.51	446	0.68	DT	150 Feet	Downtown	170	87	9	0	78	Planned Development	PD-30	150	77	Market	Market	0.02	0%	0	Commercial	Parking Lot, Commercial Use	1034 LOCUST AVE	LONG BEACH CA 90813
7273006009	0.14	436	0.31	DT	150 Feet	Downtown	170	24	2	0	22	Planned Development	PD-30	150	21	Market	Market	0.41	46%	2	Residential	Duplex	1145 LOCUST AVE	LONG BEACH CA 90813
7273025017	0.18	463	1.25	DT	Ht Incentive Dist	Downtown	170	31	31	0	0	Planned Development	PD-30	150	27	Affordable	Affordable	0.00	0%	0	Commercial	Parking Lot, Commercial Use	635 LOCUST AVE	LONG BEACH CA 90802
7269019037	0.28	190	0.28	TOD-M	4 to 5 Stories	Market	77	21	2	0	19	Specific Plan	SP-1-CDR	70	20	N/A	Market	0.79	14%	2	Residential	Duplex	1722 LOCUST AVE	LONG BEACH CA 90813
7141003014	0.19	8	0.56	NSC-L	3 Stories and under	Affordable	38	7	7	0	0	Residential - SFR	R-1-N	5	1	N/A	Market	0.02	0%	1	Commercial	Parking Lot, Commercial Use	3500 LOCUST AVE	LONG BEACH CA 90807
7208023007	0.13	167	0.26	TOD-L	4 to 5 Stories	Market	72	9	1	0	8	Specific Plan	SP-1-CDR	70	9	N/A	Market	0.56	32%	1	Residential	Single Family	2246 LOCUST AVE	LONG BEACH CA 90806
7273006013	0.17	441	0.34	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.00	0%	0	Commercial	Vacant Land	1105 LOCUST AVE	LONG BEACH CA 90813
7141003016	0.18	8	0.56	NSC-L	3 Stories and under	Affordable	38	7	7	0	0	Residential - SFR	R-1-N	5	1	N/A	Market	0.02	7%	1	Commercial	Parking Lot, Commercial Use	3500 LOCUST AVE	LONG BEACH CA 90807
7273007036	0.15	444	0.27	DT	150 Feet	Downtown	170	26	3	0	23	Planned Development	PD-30	150	23	Market	Market	0.25	36%	1	Residential	Single Family	1012 LOCUST AVE	LONG BEACH CA 90813
7273006008	0.17	436	0.31	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.52	43%	1	Residential	Single Family	1155 LOCUST AVE	LONG BEACH CA 90813
7273025001	0.13	463	1.25	DT	Ht Incentive Dist	Downtown	170	22	22	0	0	Planned Development	PD-30	150	20	Affordable	Affordable	0.00	0%	0	Commercial	Parking Lot, Commercial Use	695 LOCUST AVE	LONG BEACH CA 90802
7273007030	0.17	446	0.68	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.03	0%	0	Commercial	Parking Lot, Commercial Use	1044 LOCUST AVE	LONG BEACH CA 90813
7269014001	0.27	409	0.27	TOD-M	Over 5 stories	Market	108	29	3	0	26	Specific Plan	SP-1-TN	80	22	N/A	Market	0.01	43%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1351 LOCUST AVE	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7269018017	0.17	203	0.34	TOD-M	4 to 5 Stories	Market	77	13	1	0	12	Specific Plan	SP-1-CDR	70	12	N/A	Market	0.39	37%	1	Residential	Single Family	1604 LOCUST AVE	LONG BEACH CA 90813
7273007047	0.51	440	0.51	DT	150 Feet	Downtown	170	87	9	0	78	Planned Development	PD-30	150	77	Market	Market	0.00	0%	1	Residential	Vacant Land	1130 LOCUST AVE	LONG BEACH CA 90813
7273025015	0.18	463	1.25	DT	Ht Incentive Dist	Downtown	170	31	31	0	0	Planned Development	PD-30	150	27	Affordable	Affordable	0.00	0%	0	Commercial	Parking Lot, Commercial Use	643 LOCUST AVE	LONG BEACH CA 90802
7259014014	0.15	296	0.3	MFR-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-4-R	22	3	N/A	Market	0.43	46%	0	Industrial	Light Manufacturing	1201 LOMA AVE	LONG BEACH CA 90804
7258024021	0.14	314	0.14	MFR-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-S	16	2	N/A	Market	0.42	38%	1	Residential	Single Family	723 LOMA AVE	LONG BEACH CA 90804
7259003012	0.19	257	0.38	NSC-M	4 to 5 Stories	Market	50	9	0	2	7	Residential - MFR	R-4-R	22	4	N/A	Market	0.22	37%	1	Residential	Single Family	1771 LOMA AVE	LONG BEACH CA 90804
7256006012	0.14	606	0.46	NSC-L	3 Stories and under	Market	30	4	0	1	3	Residential - SFR	R-1-N	5	1	N/A	Market	0.62	45%	1	Residential	Single Family	212 LOMA AVE	LONG BEACH CA 90803
7256006010	0.16	606	0.46	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - SFR	R-1-N	5	1	N/A	Market	0.25	48%	1	Residential	Single Family	214 LOMA AVE	LONG BEACH CA 90803
7258009019	0.15	309	0.3	MFR-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-S	16	2	N/A	Market	0.64	36%	1	Residential	Single Family	909 LOMA AVE	LONG BEACH CA 90804
7254014023	0.14	312	0.28	MFR-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-S	16	2	N/A	Market	0.43	32%	1	Residential	Single Family	830 LOMA AVE	LONG BEACH CA 90804
7259014013	0.15	296	0.3	MFR-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-4-R	22	3	N/A	Market	0.31	51%	0	Industrial	Light Manufacturing	1205 LOMA AVE	LONG BEACH CA 90804
7258009020	0.15	309	0.3	MFR-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-S	16	2	N/A	Market	0.25	28%	1	Residential	Single Family	901 LOMA AVE	LONG BEACH CA 90804
7256006004	0.31	605	0.47	NSC-L	3 Stories and under	Market	30	9	0	2	7	Residential - SFR	R-1-N	5	2	N/A	Market	0.67	46%	0	Commercial	Store	220 LOMA AVE	LONG BEACH CA 90803
7254001027	0.29	292	0.29	NSC-M	4 to 5 Stories	Market	50	14	0	3	11	Commercial	CCP	0	0	N/A	Market	0.95	21%	0	Commercial	Office Building, Office And Residential	1228 LOMA AVE	LONG BEACH CA 90804

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7264002024	0.15	604	0.3	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - SFR	R-1-N	5	1	N/A	Market	0.44	22%	1	Residential	Single Family	217 LOMA AVE	LONG BEACH CA 90803
7264002025	0.15	604	0.3	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - SFR	R-1-N	5	1	N/A	Market	0.16	34%	1	Residential	Single Family	215 LOMA AVE	LONG BEACH CA 90803
7256006008	0.16	606	0.46	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - SFR	R-1-N	5	1	N/A	Market	0.59	41%	1	Residential	Single Family	216 LOMA AVE	LONG BEACH CA 90803
7273020038	0.48	460	0.48	DT	150 Feet	Downtown	170	82	8	0	74	Planned Development	PD-30	150	72	Market	Market	0.44	19%	0	Commercial	Restaurant, Cocktail Lounge, Fast Food-Auto Oriented	700 LONG BEACH BLVD	LONG BEACH LO 0
7208027036	0.34	169	0.85	TOD-L	4 to 5 Stories	Affordable	100	34	34	0	0	Specific Plan	SP-1-CDR	70	24	N/A	Affordable	0.03	9%	0	Commercial	Auto, Used Car Sales And Service	2196 LONG BEACH BLVD	LONG BEACH CA LONG BEACH CA
7269015022	0.3	417	1.13	TOD-M	Over 5 stories	Affordable	150	45	45	0	0	Specific Plan	SP-1-TN	80	24	N/A	Affordable	0.45	40%	0	Commercial	Restaurant, Cocktail Lounge	1343 LONG BEACH BLVD	LONG BEACH CA LONG BEACH CA
7207019068	0.29	15	0.29	NSC-M	4 to 5 Stories	Market	50	14	1	0	13	Specific Plan	SP-1-CDR	70	20	N/A	Market	0.55	31%	0	Commercial	Office Building	3060 LONG BEACH BLVD	LONG BEACH CA LONG BEACH CA
7273012037	0.21	450	0.91	DT	150 Feet	Downtown	170	36	4	0	32	Planned Development	PD-30	150	32	Market	Market	0.00	2%	0	Commercial	Vacant Land	923 LONG BEACH BLVD	LONG BEACH CA LONG BEACH CA
7269027023	0.88	418	0.88	TOD-M	Over 5 stories	Affordable	150	132	132	0	0	Specific Plan	SP-1-TN	80	70	N/A	Affordable	0.96	39%	1	Commercial	Store	1350 LONG BEACH BLVD	LONG BEACH CA 90813
7208011012	0.15	156	0.28	TOD-L	4 to 5 Stories	Market	72	11	1	0	10	Specific Plan	SP-1-CDR	70	11	N/A	Market	0.90	43%	0	Institutional	Church	2485 LONG BEACH BLVD	LONG BEACH CA 90806
7207002025	0.14	13	0.28	NSC-M	4 to 5 Stories	Market	50	7	1	0	6	Specific Plan	SP-1-CDR	70	10	N/A	Market	0.36	22%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	3150 LONG BEACH BLVD	LONG BEACH CA 90807

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7208014028	0.52	164	0.65	TOD-L	4 to 5 Stories	Affordable	100	52	52	0	0	Specific Plan	SP-1-CDR	70	36	N/A	Affordable	0.79	59%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	2301 LONG BEACH BLVD	LONG BEACH CA 90806
7134005040	0.51	70	1.02	NSC-M	4 to 5 Stories	Affordable	69	35	35	0	0	Commercial	CCA	0	0	N/A	Market	0.20	20%	2	Commercial	Office Building	4231 LONG BEACH BLVD	LONG BEACH CA 90807
7139016027	0.37	68	0.37	NSC-L	3 Stories and under	Market	30	11	0	2	9	Commercial	CCA	0	0	N/A	Market	0.76	16%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	4155 LONG BEACH BLVD	LONG BEACH CA 90807
7131009028	0.06	75	0.52	NSC-L	3 Stories and under	Affordable	38	2	2	0	0	Commercial	CNP	0	0	N/A	Market	0.01	0%	0	Commercial	Vacant Land	5336 LONG BEACH BLVD	LONG BEACH CA 90805
7132028019	0.45	93	1.48	NSC-L	3 Stories and under	Affordable	38	17	17	0	0	Commercial	CCA	0	0	N/A	Market	0.03	24%	0	Commercial	Service Station, Full Service, Lift Desk Section ONLY	5005 LONG BEACH BLVD	LONG BEACH CA 90805
7273008003	0.17	439	1.19	DT	150 Feet	Downtown	170	29	29	0	0	Planned Development	PD-30	150	26	Affordable	Affordable	0.15	0%	0	Commercial	Parking Lot, Commercial Use	1062 LONG BEACH BLVD	LONG BEACH CA 90813
7133035056	0.44	91	0.44	NSC-L	3 Stories and under	Market	30	13	0	3	10	Commercial	CCA	0	0	N/A	Market	0.15	14%	0	Commercial	Service Station	4991 LONG BEACH BLVD	LONG BEACH CA 90805
7273021017	0.52	458	0.71	DT	150 Feet	Downtown	170	88	9	0	79	Planned Development	PD-30	150	78	Market	Market	0.16	37%	3	Commercial	Store	795 LONG BEACH BLVD	LONG BEACH CA 90813
7139020012	0.15	58	0.36	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CCA	0	0	N/A	Market	0.59	54%	0	Commercial	Office Building	3811 LONG BEACH BLVD	LONG BEACH CA 90807
7207001029	0.15	12	2.35	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Specific Plan	SP-1-CDR	70	11	N/A	Affordable	0.00	0%	0	Commercial	Vacant Land	3248 LONG BEACH BLVD	LONG BEACH CA 90807
7134016900	0.35	71	0.35	NSC-M	4 to 5 Stories	Market	50	17	0	3	14	Commercial	CCA	0	0	N/A	Market	0.00	64%	0	Commercial	Office Building	4310 LONG BEACH BLVD	LONG BEACH CA 90807
7269019043	0.45	200	1.42	TOD-M	4 to 5 Stories	Affordable	106	48	48	0	0	Specific Plan	SP-1-CDR	70	32	N/A	Affordable	0.29	21%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1701 LONG BEACH BLVD	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7139012009	0.26	57	0.26	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CCA	0	0	N/A	Market	0.25	35%	1	Residential	Single Family	3818 LONG BEACH BLVD	LONG BEACH CA 90807
7206023067	0.41	21	0.6	TOD-M	4 to 5 Stories	Affordable	106	44	44	0	0	Specific Plan	SP-1-CDR	70	29	N/A	Affordable	0.20	26%	0	Commercial	Service Station	2995 LONG BEACH BLVD	LONG BEACH CA 90806
7208026029	0.72	170	1.29	TOD-L	4 to 5 Stories	Affordable	100	72	72	0	0	Specific Plan	SP-1-CDR	70	50	N/A	Affordable	0.15	10%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	2145 LONG BEACH BLVD	LONG BEACH CA 90806
7132012002	0.07	72	0.4	NSC-L	3 Stories and under	Market	30	2	0	0	2	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	5277 LONG BEACH BLVD	LONG BEACH CA 90805
7273002008	0.17	420	0.34	TOD-M	4 to 5 Stories	Market	77	13	0	3	10	Planned Development	PD-30	150	26	N/A	Market	0.02	8%	0	Commercial	Parking Lot, Commercial Use	1200 LONG BEACH BLVD	LONG BEACH CA 90813
7132012035	0.2	72	0.4	NSC-L	3 Stories and under	Market	30	6	0	1	5	Commercial	CCA	0	0	N/A	Market	0.50	36%	1	Commercial	Store	5281 LONG BEACH BLVD	LONG BEACH CA 90805
7209011004	0.24	171	3.22	TOD-L	4 to 5 Stories	Affordable	100	24	24	0	0	Specific Plan	SP-1-CDR	70	17	N/A	Affordable	0.11	23%	0	Residential	Single Family	2070 LONG BEACH BLVD	LONG BEACH CA 90806
7139012007	0.26	56	0.52	NSC-L	3 Stories and under	Affordable	38	10	10	0	0	Commercial	CCA	0	0	N/A	Market	0.06	28%	1	Institutional	School (Private)	3832 LONG BEACH BLVD	LONG BEACH CA 90807
7131010025	0.13	73	0.41	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CCA	0	0	N/A	Market	0.43	56%	0	Commercial	Professional Building	5278 LONG BEACH BLVD	LONG BEACH CA 90805
7209011030	2.65	171	3.22	TOD-L	4 to 5 Stories	Affordable	100	265	265	0	0	Specific Plan	SP-1-CDR	70	186	N/A	Affordable	0.91	33%	3	Commercial	Shopping Center (Neighborhood, Community)	2000 LONG BEACH BLVD	LONG BEACH CA 90806
7269026025	0.31	406	0.61	TOD-M	Over 5 stories	Affordable	150	47	47	0	0	Specific Plan	SP-1-TN	80	25	N/A	Affordable	0.83	22%	0	Commercial	Restaurant, Cocktail Lounge	1498 LONG BEACH BLVD	LONG BEACH CA 90813
7273008001	0.51	439	1.19	DT	150 Feet	Downtown	170	87	87	0	0	Planned Development	PD-30	150	77	Affordable	Affordable	0.04	0%	0	Commercial	Parking Lot, Commercial Use	1090 LONG BEACH BLVD	LONG BEACH CA 90813
7209011020	0.33	171	3.22	TOD-L	4 to 5 Stories	Affordable	100	33	33	0	0	Specific Plan	SP-1-CDR	70	23	N/A	Affordable	0.08	13%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	2090 LONG BEACH BLVD	LONG BEACH CA 90806

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7131025032	0.31	88	0.31	NSC-L	3 Stories and under	Market	30	9	0	2	7	Commercial	CCA	0	0	N/A	Market	0.20	16%	0	Commercial	Restaurant, Cocktail Lounge	5140 LONG BEACH BLVD	LONG BEACH CA 90805
7132011902	0.26	74	0.26	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CNP	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	5301 LONG BEACH BLVD	LONG BEACH CA 90805
7207002026	0.14	13	0.28	NSC-M	4 to 5 Stories	Market	50	7	1	0	6	Specific Plan	SP-1-CDR	70	10	N/A	Market	0.95	49%	0	Industrial	Warehousing, Distribution, Storage	3144 LONG BEACH BLVD	LONG BEACH CA 90807
7208026028	0.43	170	1.29	TOD-L	4 to 5 Stories	Affordable	100	43	43	0	0	Specific Plan	SP-1-CDR	70	30	N/A	Affordable	0.10	13%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	2185 LONG BEACH BLVD	LONG BEACH CA 90806
7280028108	0.26	484	0.26	DT	Ht Incentive Dist	Downtown	170	44	4	0	40	Planned Development	PD-30	150	39	Market	Market	0.00	0%	0			133 LONG BEACH BLVD	LONG BEACH CA 90802
7209007036	0.44	179	0.44	TOD-M	Over 5 stories	Market	108	48	5	0	43	Specific Plan	SP-1-TN	80	35	N/A	Market	0.94	46%	0	Commercial	Store	1840 LONG BEACH BLVD	LONG BEACH CA 90806
7307013001	0.31	670	0.31	NSC-L	3 Stories and under	Market	30	9	0	2	7	Commercial	CCA	0	0	N/A	Market	0.71	58%	0	Commercial	Store And Residential Combination	6172 LONG BEACH BLVD	LONG BEACH CA 90805
7273011015	0.29	451	0.59	DT	150 Feet	Downtown	170	49	5	0	44	Planned Development	PD-30	150	44	Market	Market	0.50	43%	8	Commercial	Store And Residential Combination, Two Stories	918 LONG BEACH BLVD	LONG BEACH CA 90813
7304005003	0.06	675	0.59	NSC-L	3 Stories and under	Affordable	38	2	2	0	0	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	6880 LONG BEACH BLVD	LONG BEACH CA 90805
7132007024	0.32	669	0.32	NSC-L	3 Stories and under	Market	30	10	0	2	8	Commercial	CNP	0	0	N/A	Market	0.43	58%	1	Commercial	Supermarket, 12,000 SF Or More	5425 LONG BEACH BLVD	LONG BEACH CA 90805
7269026037	0.14	406	0.61	TOD-M	Over 5 stories	Affordable	150	21	21	0	0	Specific Plan	SP-1-TN	80	11	N/A	Affordable	0.28	22%	0	Institutional	School (Private)	1476 LONG BEACH BLVD	LONG BEACH CA 90813
7273002005	0.17	419	0.34	TOD-M	4 to 5 Stories	Market	77	13	0	3	10	Planned Development	PD-30	150	26	N/A	Market	0.00	3%	1	Commercial	Parking Lot, Commercial Use	1226 LONG BEACH BLVD	LONG BEACH CA 90813
7208015009	0.24	165	0.73	TOD-L	4 to 5 Stories	Affordable	100	24	24	0	0	Specific Plan	SP-1-CDR	70	17	N/A	Affordable	0.99	33%	0	Commercial	Office Building	2330 LONG BEACH BLVD	LONG BEACH CA 90806

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7131010026	0.28	73	0.41	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CCA	0	0	N/A	Market	0.65	46%	0	Commercial	Wireless Communication Tower, Single Story	5284 LONG BEACH BLVD	LONG BEACH CA 90805
7273011031	0.29	449	0.46	DT	150 Feet	Downtown	170	49	5	0	44	Planned Development	PD-30	150	44	Market	Market	0.36	58%	13	Residential	Five Or More Apartments Or Units	928 LONG BEACH BLVD	LONG BEACH CA 90813
7139014006	0.15	53	0.29	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CCA	0	0	N/A	Market	0.89	41%	0	Commercial	Office Building	4017 LONG BEACH BLVD	LONG BEACH CA 90807
7304005007	0.23	675	0.59	NSC-L	3 Stories and under	Affordable	38	9	9	0	0	Commercial	CCA	0	0	N/A	Market	0.15	28%	0	Commercial	Service Station	6850 LONG BEACH BLVD	LONG BEACH CA 90805
7273012024	0.34	450	0.91	DT	150 Feet	Downtown	170	58	6	0	52	Planned Development	PD-30	150	51	Market	Market	0.21	36%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	915 LONG BEACH BLVD	LONG BEACH CA 90813
7207001035	1.06	12	2.35	NSC-M	4 to 5 Stories	Affordable	69	73	73	0	0	Commercial	CCA	0	0	N/A	Market	0.58	33%	0	Commercial	Professional Building	3200 LONG BEACH BLVD	LONG BEACH CA 90807
7131025031	0.28	89	0.54	NSC-L	3 Stories and under	Affordable	38	11	11	0	0	Commercial	CCA	0	0	N/A	Market	0.11	17%	0	Commercial	Service Station, Self Service	5170 LONG BEACH BLVD	LONG BEACH CA 90805
7269020009	0.13	188	0.41	TOD-M	Over 5 stories	Market	108	14	1	0	13	Specific Plan	SP-1-TN	80	10	N/A	Market	0.90	70%	0	Commercial	Store	1750 LONG BEACH BLVD	LONG BEACH CA 90813
7206011031	0.15	16	0.81	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Specific Plan	SP-1-CDR	70	11	N/A	Affordable	0.21	27%	0	Commercial	Service/Repair Shop, Laundry	3061 LONG BEACH BLVD	LONG BEACH CA 90807
7139012006	0.26	56	0.52	NSC-L	3 Stories and under	Affordable	38	10	10	0	0	Commercial	CCA	0	0	N/A	Market	0.06	21%	1	Institutional	School (Private)	3834 LONG BEACH BLVD	LONG BEACH CA 90807
7208011011	0.13	156	0.28	TOD-L	4 to 5 Stories	Market	72	9	1	0	8	Specific Plan	SP-1-CDR	70	9	N/A	Market	0.67	57%	0	Institutional	Church	2491 LONG BEACH BLVD	LONG BEACH CA 90806
7273021007	0.19	458	0.71	DT	150 Feet	Downtown	170	32	3	0	29	Planned Development	PD-30	150	29	Market	Market	0.09	10%	0	Commercial	Store	729 LONG BEACH BLVD	LONG BEACH CA 90813
7131009027	0.07	75	0.52	NSC-L	3 Stories and under	Affordable	38	3	3	0	0	Commercial	CNP	0	0	N/A	Market	0.01	4%	0	Commercial	Vacant Land	5340 LONG BEACH BLVD	LONG BEACH CA 90805

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7273012011	0.17	450	0.91	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.00	0%	0	Commercial	Vacant Land	927 LONG BEACH BLVD	LONG BEACH CA 90813
7131025030	0.26	89	0.54	NSC-L	3 Stories and under	Affordable	38	10	10	0	0	Commercial	CCA	0	0	N/A	Market	0.12	21%	0	Commercial	Auto, Car Wash Only, Self Service Type	5190 LONG BEACH BLVD	LONG BEACH CA 90805
7269018016	0.32	200	1.42	TOD-M	4 to 5 Stories	Affordable	106	34	34	0	0	Specific Plan	SP-1-CDR	70	22	N/A	Affordable	0.30	82%	0	Commercial	Store	1647 LONG BEACH BLVD	LONG BEACH CA 90813
7208010024	0.83	162	0.83	TOD-L	4 to 5 Stories	Affordable	100	83	83	0	0	Specific Plan	SP-1-CDR	70	58	N/A	Affordable	0.16	3%	0	Commercial	Parking Lot, Commercial Use	2400 LONG BEACH BLVD	LONG BEACH CA 90806
7134016029	0.38	69	0.38	NSC-M	4 to 5 Stories	Market	50	19	0	4	15	Commercial	CCA	0	0	N/A	Market	0.98	18%	0	Commercial	Store	4200 LONG BEACH BLVD	LONG BEACH CA 90807
7206023059	0.7	22	0.85	TOD-M	4 to 5 Stories	Affordable	106	74	74	0	0	Specific Plan	SP-1-CDR	70	49	N/A	Affordable	0.82	46%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	2901 LONG BEACH BLVD	LONG BEACH CA 90806
7269015004	0.17	417	1.13	TOD-M	Over 5 stories	Affordable	150	26	26	0	0	Specific Plan	SP-1-TN	80	14	N/A	Affordable	0.95	32%	0	Commercial	Store Combination With Office Or Residential	1335 LONG BEACH BLVD	LONG BEACH CA 90813
7207001028	0.23	12	2.35	NSC-M	4 to 5 Stories	Affordable	69	16	16	0	0	Specific Plan	SP-1-CDR	70	16	N/A	Affordable	0.00	0%	0	Commercial	Vacant Land	3250 LONG BEACH BLVD	LONG BEACH CA 90807
7206021011	0.15	19	0.45	NSC-M	4 to 5 Stories	Market	50	7	1	0	6	Specific Plan	SP-1-CDR	70	11	N/A	Market	0.00	0%	0	Commercial	Parking Lot, Commercial Use	3039 LONG BEACH BLVD	LONG BEACH CA 90807
7208027011	0.34	169	0.85	TOD-L	4 to 5 Stories	Affordable	100	34	34	0	0	Specific Plan	SP-1-CDR	70	24	N/A	Affordable	0.56	74%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	2160 LONG BEACH BLVD	LONG BEACH CA 90806
7208022006	0.14	166	0.43	TOD-L	4 to 5 Stories	Market	72	10	1	0	9	Specific Plan	SP-1-CDR	70	10	N/A	Market	0.95	40%	0	Commercial	Professional Building, Medical Dental Building	2250 LONG BEACH BLVD	LONG BEACH CA 90806
7132016900	0.26	86	0.26	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CCA	0	0	N/A	Market	0.00	1%	0	Commercial	Hotel And Motel, Hotel Under 50 Rooms	5151 LONG BEACH BLVD	LONG BEACH CA 90805

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7206011039	0.17	16	0.81	NSC-M	4 to 5 Stories	Affordable	69	12	12	0	0	Specific Plan	SP-1-CDR	70	12	N/A	Affordable	0.14	20%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	3075 LONG BEACH BLVD	LONG BEACH CA 90807
7269018003	0.17	200	1.42	TOD-M	4 to 5 Stories	Affordable	106	18	18	0	0	Specific Plan	SP-1-CDR	70	12	N/A	Affordable	0.00	1%	0	Commercial	Parking Lot, Commercial Use	1621 LONG BEACH BLVD	LONG BEACH CA 90813
7269020041	0.28	188	0.41	TOD-M	Over 5 stories	Market	108	30	3	0	27	Specific Plan	SP-1-TN	80	22	N/A	Market	0.36	9%	0	Commercial	Auto, Used Car Sales And Service	1760 LONG BEACH BLVD	LONG BEACH CA 90813
7208026022	0.14	170	1.29	TOD-L	4 to 5 Stories	Affordable	100	14	14	0	0	Specific Plan	SP-1-CDR	70	10	N/A	Affordable	0.82	61%	0	Commercial	Store	2129 LONG BEACH BLVD	LONG BEACH CA 90806
7132017900	0.9	87	0.9	NSC-L	3 Stories and under	Affordable	38	34	34	0	0	Commercial	CCA	0	0	N/A	Market	0.00	46%	0	Commercial	Store	5115 LONG BEACH BLVD	LONG BEACH CA 90805
7209010001	0.34	172	0.34	TOD-L	4 to 5 Stories	Market	72	24	2	0	22	Specific Plan	SP-1-CDR	70	24	N/A	Market	0.11	13%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1990 LONG BEACH BLVD	LONG BEACH CA 90806
7141004035	0.78	11	0.78	NSC-M	4 to 5 Stories	Affordable	69	54	54	0	0	Commercial	CCA	0	0	N/A	Market	0.92	38%	10	Commercial	Store	3377 LONG BEACH BLVD	LONG BEACH CA 90807
7208015028	0.49	165	0.73	TOD-L	4 to 5 Stories	Affordable	100	49	49	0	0	Specific Plan	SP-1-CDR	70	34	N/A	Affordable	0.00	0%	0			2310 LONG BEACH BLVD	LONG BEACH CA 90806
7269019033	0.31	200	1.42	TOD-M	4 to 5 Stories	Affordable	106	33	33	0	0	Specific Plan	SP-1-CDR	70	22	N/A	Affordable	0.21	77%	0	Commercial	Store	1637 LONG BEACH BLVD	LONG BEACH CA 90813
7208010019	0.14	157	0.82	TOD-L	4 to 5 Stories	Affordable	100	14	14	0	0	Specific Plan	SP-1-CDR	70	10	N/A	Affordable	0.27	44%	1	Commercial	Office Building	2490 LONG BEACH BLVD	LONG BEACH CA 90806
7208011016	0.13	158	0.28	TOD-L	4 to 5 Stories	Market	72	9	1	0	8	Specific Plan	SP-1-CDR	70	9	N/A	Market	0.01	22%	0	Commercial	Parking Lot, Commercial Use	2453 LONG BEACH BLVD	LONG BEACH CA 90806
7304004009	0.06	673	0.3	NSC-L	3 Stories and under	Market	30	2	0	0	2	Commercial	CCA	0	0	N/A	Market	0.00	4%	0	Commercial	Vacant Land	6916 LONG BEACH BLVD	LONG BEACH CA 90805

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7206011041	0.16	16	0.81	NSC-M	4 to 5 Stories	Affordable	69	11	11	0	0	Specific Plan	SP-1-CDR	70	11	N/A	Affordable	0.18	20%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	3063 LONG BEACH BLVD	LONG BEACH CA 90807
7209015028	0.64	186	0.64	TOD-M	Over 5 stories	Affordable	150	96	96	0	0	Specific Plan	SP-1-TN	80	51	N/A	Affordable	0.32	28%	0	Commercial	Auto, Car Wash Only, Self Service Type	1801 LONG BEACH BLVD	LONG BEACH CA 90806
7145006096	0.27	10	0.58	NSC-M	4 to 5 Stories	Affordable	69	19	19	0	0	Commercial	CCA	0	0	N/A	Market	0.06	0%	0	Commercial	Parking Lot, Commercial Use	3414 LONG BEACH BLVD	LONG BEACH CA 90807
7273008005	0.17	439	1.19	DT	150 Feet	Downtown	170	29	29	0	0	Planned Development	PD-30	150	26	Affordable	Affordable	0.00	0%	0	Commercial	Parking Lot, Commercial Use	1050 LONG BEACH BLVD	LONG BEACH CA 90813
7304005002	0.12	675	0.59	NSC-L	3 Stories and under	Affordable	38	5	5	0	0	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Industrial	Vacant Land	6890 LONG BEACH BLVD	LONG BEACH CA 90805
7273002004	0.17	419	0.34	TOD-M	4 to 5 Stories	Market	77	13	0	3	10	Planned Development	PD-30	150	26	N/A	Market	0.28	45%	2	Commercial	Store And Residential Combination	1234 LONG BEACH BLVD	LONG BEACH CA 90813
7139011026	0.48	54	0.48	NSC-L	3 Stories and under	Market	30	14	0	3	11	Commercial	CCA	0	0	N/A	Market	0.78	38%	0	Commercial	Professional Building, Medical Dental Building	3932 LONG BEACH BLVD	LONG BEACH CA 90807
7208027014	0.17	169	0.85	TOD-L	4 to 5 Stories	Affordable	100	17	17	0	0	Specific Plan	SP-1-CDR	70	12	N/A	Affordable	0.01	0%	0	Commercial	Parking Lot, Commercial Use	2148 LONG BEACH BLVD	LONG BEACH CA 90806
7208022024	0.29	166	0.43	TOD-L	4 to 5 Stories	Market	72	21	2	0	19	Specific Plan	SP-1-CDR	70	20	N/A	Market	0.58	47%	1	Institutional	School (Private)	2238 LONG BEACH BLVD	LONG BEACH CA 90806
7269021046	0.55	189	0.84	TOD-M	Over 5 stories	Affordable	150	83	83	0	0	Specific Plan	SP-1-TN	80	44	N/A	Affordable	0.59	35%	0	Commercial	Store	1700 LONG BEACH BLVD	LONG BEACH CA 90813
7269026038	0.16	406	0.61	TOD-M	Over 5 stories	Affordable	150	24	24	0	0	Specific Plan	SP-1-TN	80	13	N/A	Affordable	0.41	55%	0	Institutional	School (Private)	1480 LONG BEACH BLVD	LONG BEACH CA 90813
7208011015	0.15	158	0.28	TOD-L	4 to 5 Stories	Market	72	11	1	0	10	Specific Plan	SP-1-CDR	70	11	N/A	Market	0.35	17%	1	Commercial	Store Combination With Office Or Residential	2461 LONG BEACH BLVD	LONG BEACH CA 90806
7131038015	0.8	92	1.24	NSC-L	3 Stories and under	Affordable	38	30	30	0	0	Commercial	CCN	22	17	N/A	Market	0.26	14%	0	Commercial	Restaurant, Cocktail Lounge, Fast Food-Auto Oriented	5020 LONG BEACH BLVD	LONG BEACH CA 90805

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7131038017	0.44	92	1.24	NSC-L	3 Stories and under	Affordable	38	17	17	0	0	Commercial	CCN	22	10	N/A	Market	0.24	16%	0	Commercial	Store	5000 LONG BEACH BLVD	LONG BEACH CA 90805
7273027037	1.51	462	1.51	DT	Ht Incentive Dist	Downtown	170	257	257	0	0	Planned Development	PD-30	150	227	Affordable	Affordable	0.26	24%	0	Commercial	Store	600 LONG BEACH BLVD	LONG BEACH CA 90802
7145006015	0.31	10	0.58	NSC-M	4 to 5 Stories	Affordable	69	21	21	0	0	Commercial	CCA	0	0	N/A	Market	0.50	19%	3	Commercial	Store	3400 LONG BEACH BLVD	LONG BEACH CA 90807
7126017037	0.29	664	0.29	NSC-L	3 Stories and under	Market	30	9	0	2	7	Commercial	CCA	0	0	N/A	Market	0.23	34%	0	Commercial	Service Station	5588 LONG BEACH BLVD	LONG BEACH CA 90805
7131009025	0.39	75	0.52	NSC-L	3 Stories and under	Affordable	38	15	15	0	0	Commercial	CNP	0	0	N/A	Market	0.75	57%	0	Commercial	Store	5324 LONG BEACH BLVD	LONG BEACH CA 90805
7208014025	0.13	164	0.65	TOD-L	4 to 5 Stories	Affordable	100	13	13	0	0	Specific Plan	SP-1-CDR	70	9	N/A	Affordable	0.65	79%	0	Commercial	Store	2335 LONG BEACH BLVD	LONG BEACH CA 90806
7269015035	0.66	417	1.13	TOD-M	Over 5 stories	Affordable	150	99	99	0	0	Specific Plan	SP-1-TN	80	53	N/A	Affordable	0.75	38%	9	Commercial	Store	1333 LONG BEACH BLVD	LONG BEACH CA 90813
7209014905	0.61	173	0.61	TOD-M	4 to 5 Stories	Affordable	106	65	65	0	0	Specific Plan	SP-1-CDR	70	43	N/A	Affordable	0.00	61%	0	Commercial	Store Combination With Office Or Residential	1965 LONG BEACH BLVD	LONG BEACH CA 90806
7208002033	0.34	153	0.34	TOD-M	Over 5 stories	Market	108	37	4	0	33	Specific Plan	SP-1-TN	80	27	N/A	Market	0.86	21%	1	Commercial	Restaurant, Cocktail Lounge, Fast Food-Auto Oriented	2525 LONG BEACH BLVD	LONG BEACH CA 90806
7273007048	0.65	437	0.65	TOD-M	4 to 5 Stories	Market	106	69	7	0	62	Planned Development	PD-30	150	97	Market	Market	0.00	0%	0			1157 LONG BEACH BLVD	LONG BEACH CA 90813
7269021020	0.13	189	0.84	TOD-M	Over 5 stories	Affordable	150	20	20	0	0	Specific Plan	SP-1-TN	80	10	N/A	Affordable	0.07	17%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1730 LONG BEACH BLVD	LONG BEACH CA 90813
7273012010	0.19	450	0.91	DT	150 Feet	Downtown	170	32	3	0	29	Planned Development	PD-30	150	29	Market	Market	0.01	0%	0	Commercial	Parking Lot, Commercial Use	931 LONG BEACH BLVD	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7206021012	0.15	19	0.45	NSC-M	4 to 5 Stories	Market	50	7	1	0	6	Specific Plan	SP-1-CDR	70	11	N/A	Market	1.00	44%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	3031 LONG BEACH BLVD	LONG BEACH CA 90807
7208003013	0.42	154	0.42	TOD-M	Over 5 stories	Market	108	45	5	0	40	Specific Plan	SP-1-TN	80	34	N/A	Market	0.95	56%	0	Commercial	Store	2500 LONG BEACH BLVD	LONG BEACH CA 90806
7139020030	0.21	58	0.36	NSC-L	3 Stories and under	Market	30	6	0	1	5	Commercial	CCA	0	0	N/A	Market	0.38	58%	0	Commercial	Office Building	3801 LONG BEACH BLVD	LONG BEACH CA 90807
7273002009	0.17	420	0.34	TOD-M	4 to 5 Stories	Market	77	13	0	3	10	Planned Development	PD-30	150	26	N/A	Market	0.02	3%	0	Commercial	Parking Lot, Commercial Use	1118 LONG BEACH BLVD	LONG BEACH CA 90813
7206021013	0.15	19	0.45	NSC-M	4 to 5 Stories	Market	50	7	1	0	6	Specific Plan	SP-1-CDR	70	11	N/A	Market	0.00	0%	0	Residential	Vacant Land	3015 LONG BEACH BLVD	LONG BEACH CA 90807
7273008004	0.17	439	1.19	DT	150 Feet	Downtown	170	29	29	0	0	Planned Development	PD-30	150	26	Affordable	Affordable	0.02	0%	0	Commercial	Parking Lot, Commercial Use	1060 LONG BEACH BLVD	LONG BEACH CA 90813
7273008002	0.17	439	1.19	DT	150 Feet	Downtown	170	29	29	0	0	Planned Development	PD-30	150	26	Affordable	Affordable	0.02	0%	0	Commercial	Parking Lot, Commercial Use	1098 LONG BEACH BLVD	LONG BEACH CA 90813
7208010023	0.68	157	0.82	TOD-L	4 to 5 Stories	Affordable	100	68	68	0	0	Specific Plan	SP-1-CDR	70	48	N/A	Affordable	0.07	20%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	2450 LONG BEACH BLVD	LONG BEACH CA 90806
7133003033	0.44	90	0.44	NSC-L	3 Stories and under	Market	30	13	0	3	10	Commercial	CCA	0	0	N/A	Market	0.52	22%	0	Commercial	Service Station	4990 LONG BEACH BLVD	LONG BEACH CA 90805
7139012001	0.27	55	0.27	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CCA	0	0	N/A	Market	0.16	14%	0	Commercial	Restaurant, Cocktail Lounge, Fast Food-Auto Oriented	3860 LONG BEACH BLVD	LONG BEACH CA 90807
7304004027	0.18	673	0.3	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CCA	0	0	N/A	Market	0.43	32%	0	Commercial	Store	6900 LONG BEACH BLVD	LONG BEACH CA 90805
7305004033	0.59	672	0.59	NSC-L	3 Stories and under	Affordable	38	22	22	0	0	Commercial	CCA	0	0	N/A	Market	0.69	29%	1	Commercial	Store And Residential Combination	6432 LONG BEACH BLVD	LONG BEACH CA 90805
7269022004	0.29	201	0.29	TOD-M	4 to 5 Stories	Market	77	22	2	0	20	Specific Plan	SP-1-CDR	70	20	N/A	Market	0.00	1%	0	Commercial	Parking Lot, Commercial Use	1640 LONG BEACH BLVD	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7206011040	0.16	16	0.81	NSC-M	4 to 5 Stories	Affordable	69	11	11	0	0	Specific Plan	SP-1-CDR	70	11	N/A	Affordable	0.54	37%	0	Commercial	Store Combination With Office Or Residential	3069 LONG BEACH BLVD	LONG BEACH CA 90807
7307012005	0.3	671	0.3	NSC-L	3 Stories and under	Market	30	9	0	2	7	Commercial	CCA	0	0	N/A	Market	0.16	12%	0	Commercial	Service Station	6230 LONG BEACH BLVD	LONG BEACH CA 90805
7273011016	0.17	451	0.59	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.09	0%	0	Commercial	Parking Lot, Commercial Use	912 LONG BEACH BLVD	LONG BEACH CA 90813
7139014005	0.14	53	0.29	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CCA	0	0	N/A	Market	0.44	56%	0	Commercial	Office Building	4001 LONG BEACH BLVD	LONG BEACH CA 90807
7139014009	0.3	52	0.3	NSC-L	3 Stories and under	Market	30	9	0	2	7	Commercial	CCA	0	0	N/A	Market	0.60	48%	0	Commercial	Office Building	4047 LONG BEACH BLVD	LONG BEACH CA 90807
7269018002	0.17	200	1.42	TOD-M	4 to 5 Stories	Affordable	106	18	18	0	0	Specific Plan	SP-1-CDR	70	12	N/A	Affordable	0.31	99%	0	Commercial	Store	1633 LONG BEACH BLVD	LONG BEACH CA 90813
7280013020	0.12	476	0.35	DT	Ht Incentive Dist	Downtown	170	20	2	0	18	Planned Development	PD-30	150	18	Market	Market	0.00	0%	0	Residential	Duplex, Vacant Land	302 MAGNOLIA AVE	LONG BEACH CA 90802
7269042003	0.29	429	0.29	NSC-M	4 to 5 Stories	Market	50	14	0	3	11	Commercial	CCA	0	0	N/A	Market	0.55	19%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1300 MAGNOLIA AVE	LONG BEACH CA 90813
7280013019	0.06	476	0.35	DT	Ht Incentive Dist	Downtown	170	10	1	0	9	Planned Development	PD-30	150	9	Market	Market	0.00	0%	0	Residential	Duplex, Vacant Land	324 MAGNOLIA AVE	LONG BEACH CA 90802
7272002012	0.1	427	0.3	NSC-M	4 to 5 Stories	Market	50	5	0	1	4	Commercial	CCA	0	0	N/A	Market	0.00	21%	0	Commercial	Vacant Land	1244 MAGNOLIA AVE	LONG BEACH CA 90813
7272024115	0.6	465	0.6	DT	80 Feet	Downtown	140	84	8	0	76	Planned Development	PD-30	150	90	Market	Market	0.55	43%	5	Commercial	Store	627 MAGNOLIA AVE	LONG BEACH CA 90802
7274024001	0.3	523	0.3	DT	80 Feet	Downtown	140	42	4	0	38	Planned Development	PD-30	150	45	Market	Market	0.14	21%	1	Commercial	Service Station, Self Service, Convenience Store	700 MARTIN LUTHER KING JR AVE	LONG BEACH CA 90813
7274009016	0.16	345	0.32	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.27	46%	1	Residential	Single Family	1044 MARTIN LUTHER KING JR AVE	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7274009007	0.16	345	0.32	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.41	41%	2	Residential	Duplex	1052 MARTIN LUTHER KING JR AVE	LONG BEACH CA 90813
7254016002	0.13	307	0.26	MFR-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-S	16	2	N/A	Market	0.76	60%	4	Residential	Four Units	825 MIRA MAR AVE	LONG BEACH CA 90804
7254016003	0.13	307	0.26	MFR-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-S	16	2	N/A	Market	0.76	60%	4	Residential	Four Units	817 MIRA MAR AVE	LONG BEACH CA 90804
7260025009	0.15	283	0.87	MFR-M	4 to 5 Stories	Affordable	63	9	9	0	0	Residential - MFR	R-2-N	11	2	N/A	Market	0.80	46%	2	Residential	Duplex	1336 MOLINO AVE	LONG BEACH CA 90804
7274005021	0.29	347	0.42	MFR-M	4 to 5 Stories	Market	45	13	0	3	10	Residential - MFR	R-4-R	22	6	N/A	Market	0.61	45%	4	Residential	Four Units	1100 MYRTLE AVE	LONG BEACH CA 90813
7274004024	0.15	353	0.3	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.56	63%	2	Residential	Duplex	1125 MYRTLE AVE	LONG BEACH CA 90813
7274011018	0.15	351	0.3	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.68	52%	2	Residential	Duplex	1069 MYRTLE AVE	LONG BEACH CA 90813
7274011019	0.15	351	0.3	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.25	35%	1	Residential	Single Family	1067 MYRTLE AVE	LONG BEACH CA 90813
7274005016	0.13	347	0.42	MFR-M	4 to 5 Stories	Market	45	6	0	1	5	Residential - MFR	R-4-R	22	3	N/A	Market	0.38	48%	1	Residential	Single Family	1116 MYRTLE AVE	LONG BEACH CA 90813
7274004023	0.15	353	0.3	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.78	31%	2	Residential	Duplex	1133 MYRTLE AVE	LONG BEACH CA 90813
7181002007	0.34	103	0.34	MFR-L	3 Stories and under	Market	30	10	0	2	8	Residential - MFR	R-3-4	19	7	N/A	Market	0.52	38%	10	Residential	Five Or More Apartments Or Units	4750 N LAKEWOOD BLVD	LONG BEACH CA 90808
7191015029	0.254109	698	0.254109	FCN	2 Stories	Market	15	3	0	0	3	Residential	R-1-N	5	1	N/A	Market	0.30	21%	1	Residential	Single Family	3310 N LOS COYOTES DIAGONAL	LONG BEACH CA 90808
7120001022	0.12	608	0.31	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	6532 N PARAMOUNT BLVD	LONG BEACH CA 90805
7120001037	0.71	607	0.83	NSC-L	3 Stories and under	Affordable	38	27	27	0	0	Commercial	CCA	0	0	N/A	Market	0.40	43%	0	Commercial	Service Station	6574 N PARAMOUNT BLVD	LONG BEACH CA 90805

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7120001038	0.12	607	0.83	NSC-M	3 Stories and under	Affordable	44	5	5	0	0	Commercial	CCA	0	0	N/A	Market	0.06	26%	0	Commercial	Parking Lot, Commercial Use	6542 N PARAMOUNT BLVD	LONG BEACH CA 90805
7120014049	0.4	609	0.4	NSC-M	4 to 5 Stories	Market	50	20	0	4	16	Commercial	CCA	0	0	N/A	Market	0.67	13%	0	Commercial	Auto, Car Wash Only, Self Service Type	6650 N PARAMOUNT BLVD	LONG BEACH CA 90805
7120001021	0.19	608	0.31	NSC-L	3 Stories and under	Market	30	6	0	1	5	Commercial	CCA	0	0	N/A	Market	0.00	34%	0	Residential	Vacant Land	6542 N PARAMOUNT BLVD	LONG BEACH CA 90805
7238015021	3.06	594	3.06	NSC-L	3 Stories and under	Affordable	38	115	115	0	0	Commercial	CNA	0	0	N/A	Market	0.65	27%	0	Commercial	Office Building	1000 N STUDEBAKER RD	LONG BEACH CA 90815
7079030019	1.071547	697	1.071547	FCN	2 Stories	Market	15	12	0	0	12	Commercial	CNA	0	0	N/A	Market	0.57	23%	0	Commercial	Service Station	3014 N STUDEBAKER RD	LONG BEACH CA 90808
7072016031	1.069561	699	1.069561	FCN	2 Stories	Market	15	13	0	0	13	Institutional	I	0	0	N/A	Market	2.09	18%	1	Institutional	Church	3433 N STUDEBAKER RD	LONG BEACH CA 90808
7072016033	0.628868	700	0.628868	FCN	2 Stories	Market	15	9	0	0	9	Institutional	I	0	0	N/A	Market	0.00	0%	0	Industrial	Vacant Land	3445 N STUDEBAKER RD	LONG BEACH CA 90808
7072016030	1.668017	705	1.668017	FCN	2 Stories	Affordable	30	39	39	0	0	Institutional	I	0	0	N/A	Market	1.58	22%	2	Institutional	Church	3401 N STUDEBAKER RD	LONG BEACH CA 90808
7274021023	0.14	336	0.28	DT	38 Feet	Downtown	40	6	1	0	5	Planned Development	PD-30	150	21	Market	Market	0.35	36%	4	Residential	Four Units	835 N WASHINGTON PL	LONG BEACH CA 90813
7274021025	0.14	336	0.28	DT	38 Feet	Downtown	40	6	1	0	5	Planned Development	PD-30	150	21	Market	Market	0.43	29%	4	Residential	Four Units	829 N WASHINGTON PL	LONG BEACH CA 90813
7266008016	0.12	508	0.54	DT	80 Feet	Downtown	140	17	2	0	15	Planned Development	PD-30	150	18	Market	Market	0.43	58%	4	Residential	Four Units	431 N ZONA CT	LONG BEACH CA 90802
7266017025	0.17	529	0.34	MFR-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.65	42%	5	Residential	Five Or More Apartments Or Units	572 NEBRASKA AVE	LONG BEACH CA 90802
7266015005	0.15	527	0.31	MFR-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.25	41%	1	Residential	Single Family	515 NEBRASKA AVE	LONG BEACH CA 90802
7266015003	0.16	528	0.48	MFR-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.25	21%	1	Residential	Single Family	525 NEBRASKA AVE	LONG BEACH CA 90802

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7266017026	0.17	529	0.34	MFR-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.18	39%	1	Residential	Single Family	564 NEBRASKA AVE	LONG BEACH CA 90802
7266015002	0.16	528	0.48	MFR-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.43	34%	1	Residential	Single Family, Pool	535 NEBRASKA AVE	LONG BEACH CA 90802
7266015001	0.16	528	0.48	MFR-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-3-T	11	2	N/A	Market	0.27	29%	1	Residential	Single Family	541 NEBRASKA AVE	LONG BEACH CA 90802
7257002007	0.15	568	0.29	NSC-L	4 to 5 Stories	Market	41	6	0	1	5	Residential - MFR	R-3-4	19	3	N/A	Market	0.18	35%	1	Residential	Single Family	525 NEWPORT AVE	LONG BEACH CA 90814
7258010010	0.14	310	0.28	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-3-S	16	2	N/A	Market	0.31	25%	1	Residential	Single Family	915 NEWPORT AVE	LONG BEACH CA 90804
7257002015	0.15	553	0.29	NSC-L	4 to 5 Stories	Market	41	6	0	1	5	Residential - MFR	R-3-4	19	3	N/A	Market	0.25	36%	1	Residential	Single Family	441 NEWPORT AVE	LONG BEACH CA 90814
7258024004	0.14	313	0.28	MFR-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-S	16	2	N/A	Market	0.65	43%	1	Residential	Single Family	780 NEWPORT AVE	LONG BEACH CA 90804
7264001021	0.2	587	0.39	NSC-L	3 Stories and under	Market	30	6	0	1	5	Residential - SFR	R-1-N	5	1	N/A	Market	0.25	33%	2	Residential	Duplex	231 NEWPORT AVE	LONG BEACH CA 90803
7257002021	0.15	551	0.45	NSC-L	4 to 5 Stories	Market	41	6	0	1	5	Residential - MFR	R-3-4	19	3	N/A	Market	0.15	33%	1	Residential	Single Family	419 NEWPORT AVE	LONG BEACH CA 90814
7258024006	0.14	313	0.28	MFR-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-S	16	2	N/A	Market	0.37	39%	1	Residential	Single Family	776 NEWPORT AVE	LONG BEACH CA 90804
7257016005	0.15	545	0.63	NSC-L	3 Stories and under	Affordable	38	6	6	0	0	Residential - SFR	R-1-N	5	1	N/A	Market	0.25	48%	1	Residential	Single Family	388 NEWPORT AVE	LONG BEACH CA 90814
7257018022	0.15	582	0.45	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - SFR	R-1-N	5	1	N/A	Market	0.37	41%	1	Residential	Single Family	305 NEWPORT AVE	LONG BEACH CA 90814
7258010012	0.14	310	0.28	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-3-S	16	2	N/A	Market	0.32	19%	1	Residential	Single Family	909 NEWPORT AVE	LONG BEACH CA 90804
7258005011	0.3	318	0.3	MFR-L	3 Stories and under	Market	30	9	0	2	7	Commercial	CNP	0	0	N/A	Market	0.62	39%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1010 OBISPO AVE	LONG BEACH CA 90804

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7264004019	0.15	586	0.27	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CNR	11	2	N/A	Market	0.57	35%	1	Residential	Single Family	226 OBISPO AVE	LONG BEACH CA 90803
7259006003	0.12	273	0.3	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Residential - MFR	R-2-N	11	1	N/A	Market	0.73	34%	1	Residential	Single Family	1520 OBISPO AVE	LONG BEACH CA 90804
7264005017	0.11	585	0.28	NSC-L	3 Stories and under	Market	30	3	0	1	2	Residential - MFR	R-2-A	11	1	N/A	Market	0.35	38%	1	Residential	Single Family	231 OBISPO AVE	LONG BEACH CA 90803
7259001005	0.15	259	0.45	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.74	51%	1	Residential	Single Family	1760 OBISPO AVE	LONG BEACH CA 90804
7259001006	0.15	259	0.45	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.78	37%	1	Residential	Single Family	1750 OBISPO AVE	LONG BEACH CA 90804
7259001004	0.15	259	0.45	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-2-N	11	2	N/A	Market	0.34	39%	1	Residential	Single Family	1768 OBISPO AVE	LONG BEACH CA 90804
7262032003	0.12	558	0.32	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Commercial	CNR	11	1	N/A	Market	0.43	23%	1	Residential	Single Family	670 OHIO AVE	LONG BEACH CA 90814
7260007003	0.19	265	0.38	NSC-M	4 to 5 Stories	Market	50	9	0	2	7	Residential - MFR	R-2-N	11	2	N/A	Market	0.63	29%	1	Residential	Single Family	1776 OHIO AVE	LONG BEACH CA 90804
7274004004	0.15	354	0.3	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.44	33%	1	Residential	Single Family	1220 OLIVE AVE	LONG BEACH CA 90813
7274003018	0.15	349	0.29	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.00	0%	0	Residential	Four Units, Vacant Land	1127 OLIVE AVE	LONG BEACH CA 90813
7274021003	0.17	337	0.34	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	26	Market	Market	0.43	67%	6	Residential	Five Or More Apartments Or Units	851 OLIVE AVE	LONG BEACH CA 90813
7274003006	0.15	357	0.3	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.38	40%	1	Residential	Single Family	1227 OLIVE AVE	LONG BEACH CA 90813
7274004005	0.15	354	0.3	MFR-M	4 to 5 Stories	Market	45	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.44	43%	2	Residential	Duplex	1208 OLIVE AVE	LONG BEACH CA 90813
7274022034	0.26	338	0.43	DT	38 Feet	Downtown	40	10	1	0	9	Planned Development	PD-30	150	39	Market	Market	0.94	53%	2	Institutional	Church	901 OLIVE AVE	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7115005011	0.14	625	0.29	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CCA	0	0	N/A	Market	0.56	35%	1	Residential	Single Family	6616 OLIVE AVE	LONG BEACH CA 90805
7127004002	0.13	651	0.39	MFR-M	3 Stories and under	Market	32	4	0	1	3	Commercial	CNR	11	1	N/A	Market	0.40	44%	1	Residential	Single Family	5694 OLIVE AVE	LONG BEACH CA 90805
7274022074	0.17	338	0.43	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	26	Market	Market	0.21	31%	1	Residential	Single Family	921 OLIVE AVE	LONG BEACH CA 90813
7127004003	0.12	651	0.39	MFR-M	3 Stories and under	Market	32	4	0	1	3	Commercial	CNR	11	1	N/A	Market	0.65	51%	1	Residential	Single Family	5690 OLIVE AVE	LONG BEACH CA 90805
7274021053	0.17	337	0.34	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	26	Market	Market	0.44	43%	6	Residential	Five Or More Apartments Or Units	841 OLIVE AVE	LONG BEACH CA 90813
7268018018	0.14	365	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.38	0%	0	Commercial	Parking Lot, Commercial Use	1329 ORANGE AVE	LONG BEACH CA 90813
7268018031	0.16	365	0.3	NSC-M	4 to 5 Stories	Market	50	8	0	2	6	Residential - MFR	R-4-R	22	3	N/A	Market	0.00	0%	0	Residential	Vacant Land	1333 ORANGE AVE	LONG BEACH CA 90813
7146028010	0.26	35	0.48	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CCA	0	0	N/A	Market	0.70	30%	2	Commercial	Store	3400 ORANGE AVE	LONG BEACH CA 90807
7136014018	0.44	107	0.44	NSC-M	4 to 5 Stories	Market	50	22	0	4	18	Commercial	CCA	0	0	N/A	Market	0.67	35%	2	Commercial	Store	4550 ORANGE AVE	LONG BEACH CA 90807
7137016019	0.39	49	0.39	NSC-L	3 Stories and under	Market	30	12	0	2	10	Commercial	CCA	0	0	N/A	Market	0.98	27%	0	Commercial	Professional Building	4056 ORANGE AVE	LONG BEACH CA 90807
7268035022	0.13	390	0.26	MFR-M	4 to 5 Stories	Market	45	6	0	1	5	Residential - MFR	R-3-4	19	2	N/A	Market	0.92	43%	2	Residential	Duplex	1504 ORANGE AVE	LONG BEACH CA 90813
7146028009	0.22	35	0.48	NSC-L	3 Stories and under	Market	30	7	0	1	6	Commercial	CCA	0	0	N/A	Market	0.86	51%	0	Commercial	Store And Residential Combination	3416 ORANGE AVE	LONG BEACH CA 90807
7268019019	0.12	392	0.38	MFR-M	4 to 5 Stories	Market	45	5	0	1	4	Residential - MFR	R-4-R	22	3	N/A	Market	0.74	26%	1	Residential	Single Family	1403 ORANGE AVE	LONG BEACH CA 90813
7129013017	0.91	97	0.91	NSC-L	3 Stories and under	Affordable	38	34	34	0	0	Commercial	CNA	0	0	N/A	Market	0.83	41%	3	Commercial	Shopping Center (Neighborhood, Community)	5204 ORANGE AVE	LONG BEACH CA 90805

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7268027008	0.15	215	0.56	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Residential - MFR	R-3-4	19	3	N/A	Market	0.01	0%	1	Commercial	Parking Lot, Commercial Use	1771 ORANGE AVE	LONG BEACH CA 90813
7268019020	0.13	392	0.38	MFR-M	4 to 5 Stories	Market	45	6	0	1	5	Residential - MFR	R-4-R	22	3	N/A	Market	0.62	42%	1	Residential	Single Family	1401 ORANGE AVE	LONG BEACH CA 90813
7128006016	0.47	649	0.7	MFR-L	3 Stories and under	Affordable	38	18	18	0	0	Residential - MFR	R-3-T	11	5	N/A	Market	0.01	0%	1	Commercial	Parking Lot, Commercial Use	5601 ORANGE AVE	LONG BEACH CA 90805
7268042032	0.67	364	0.67	NSC-M	4 to 5 Stories	Affordable	69	46	46	0	0	Commercial	CCA	0	0	N/A	Market	0.00	69%	0	Commercial	Store	1332 ORANGE AVE	LONG BEACH CA 90813
7268035023	0.13	390	0.26	MFR-M	4 to 5 Stories	Market	45	6	0	1	5	Residential - MFR	R-3-4	19	2	N/A	Market	0.00	0%	0	Residential	Three Units, Vacant Land	1508 ORANGE AVE	LONG BEACH CA 90813
7128006008	0.23	649	0.7	MFR-L	3 Stories and under	Affordable	38	9	9	0	0	Residential - MFR	R-3-T	11	3	N/A	Market	0.44	8%	0	Commercial	Nursery Or Greenhouse	5689 ORANGE AVE	LONG BEACH CA 90805
7210041030	0.8	254	0.8	MFR-L	3 Stories and under	Affordable	38	30	30	0	0	Residential - SFR	R-1-M	9	7	N/A	Market	0.05	7%	1	Industrial	Warehousing, Distribution, Storage	2150 ORANGE AVE	LONG BEACH CA 90806
7267003003	0.28	368	0.49	NSC-M	4 to 5 Stories	Market	50	14	0	3	11	Commercial	CCP	0	0	N/A	Market	0.18	67%	0	Commercial	Store	1250 ORANGE AVE	LONG BEACH CA 90813
7120015046	0.12	610	0.48	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Residential - MFR	R-3-T	11	1	N/A	Market	0.62	28%	1	Residential	Single Family	6634 ORIZABA AVE	LONG BEACH CA 90805
7257011002	0.15	542	0.3	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CNR	11	2	N/A	Market	0.27	27%	1	Residential	Single Family	392 ORIZABA AVE	LONG BEACH CA 90814
7257011001	0.15	542	0.3	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CNR	11	2	N/A	Market	0.57	45%	1	Residential	Single Family	396 ORIZABA AVE	LONG BEACH CA 90814
7273005014	0.17	433	0.34	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.49	55%	5	Residential	Five Or More Apartments Or Units	1058 PACIFIC AVE	LONG BEACH CA 90813
7273014011	0.17	453	0.51	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.71	53%	3	Residential	Three Units	912 PACIFIC AVE	LONG BEACH CA 90813
7272001033	0.33	422	0.45	DT	80 Feet	Downtown	140	46	5	0	41	Planned Development	PD-30	150	50	Market	Market	0.10	13%	1	Institutional	Church	1219 PACIFIC AVE	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7205021030	0.53	163	0.53	NSC-L	3 Stories and under	Affordable	38	20	20	0	0	Commercial	CNP	0	0	N/A	Market	0.26	28%	0	Commercial	Store	2299 PACIFIC AVE	LONG BEACH CA 90806
7269008010	0.17	198	0.51	TOD-L	4 to 5 Stories	Affordable	100	17	17	0	0	Residential - MFR	R-4-R	22	4	N/A	Market	0.37	37%	0	Institutional	Church	1608 PACIFIC AVE	LONG BEACH CA 90813
7272005013	0.17	432	0.34	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.93	45%	3	Residential	Three Units	1063 PACIFIC AVE	LONG BEACH CA 90813
7132014028	0.17	85	0.57	MFR-M	3 Stories and under	Affordable	44	7	7	0	0	Residential - MFR	R-3-S	16	3	N/A	Market	0.60	49%	2	Residential	Duplex	5234 PACIFIC AVE	LONG BEACH CA 90805
7269008013	0.17	198	0.51	TOD-L	4 to 5 Stories	Affordable	100	17	17	0	0	Residential - MFR	R-4-R	22	4	N/A	Market	0.17	0%	0	Commercial	Parking Lot, Commercial Use	1602 PACIFIC AVE	LONG BEACH CA 90813
7206025029	0.15	126	0.45	TOD-L	4 to 5 Stories	Market	72	11	1	0	10	Specific Plan	SP-1-TN	80	12	N/A	Market	0.66	50%	0	Commercial	Professional Building	2632 PACIFIC AVE	LONG BEACH CA 90806
7209022008	0.18	177	0.36	TOD-L	Over 5 stories	Market	90	16	0	3	13	Commercial	CCA	0	0	N/A	Market	0.01	1%	0	Commercial	Parking Lot, Commercial Use	1875 PACIFIC AVE	LONG BEACH CA 90806
7269007014	0.17	402	0.34	TOD-L	4 to 5 Stories	Market	72	12	0	2	10	Residential - MFR	R-4-R	22	4	N/A	Market	0.46	31%	1	Residential	Single Family	1550 PACIFIC AVE	LONG BEACH CA 90813
7272005009	0.14	435	0.31	DT	80 Feet	Downtown	140	20	2	0	18	Planned Development	PD-30	150	21	Market	Market	0.43	31%	0	Residential	Single Family	1131 PACIFIC AVE	LONG BEACH CA 90813
7205005021	0.17	127	0.63	TOD-L	4 to 5 Stories	Affordable	100	17	17	0	0	Specific Plan	SP-1-TN	80	14	N/A	Affordable	0.03	0%	1	Commercial	Parking Lot, Commercial Use	2572 PACIFIC AVE	LONG BEACH CA 90806
7132014018	0.17	85	0.57	MFR-M	3 Stories and under	Affordable	44	7	7	0	0	Residential - MFR	R-3-S	16	3	N/A	Market	0.76	41%	2	Residential	Duplex	5230 PACIFIC AVE	LONG BEACH CA 90805
7269007022	0.17	402	0.34	TOD-L	4 to 5 Stories	Market	72	12	0	2	10	Residential - MFR	R-4-R	22	4	N/A	Market	0.25	23%	1	Residential	Single Family	1548 PACIFIC AVE	LONG BEACH CA 90813
7206005021	0.14	125	0.29	MFR-L	4 to 5 Stories	Market	36	5	1	0	4	Specific Plan	SP-1-CDR	70	10	N/A	Market	0.61	37%	1	Residential	Single Family	2830 PACIFIC AVE	LONG BEACH CA 90806
7209022005	0.18	177	0.36	TOD-L	Over 5 stories	Market	90	16	0	3	13	Commercial	CCA	0	0	N/A	Market	0.64	38%	0	Commercial	Store	1887 PACIFIC AVE	LONG BEACH CA 90806

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7206026034	0.51	128	0.51	NSC-L	3 Stories and under	Affordable	38	19	19	0	0	Commercial	CCN	22	11	N/A	Market	0.00	0%	0	Commercial	Parking Lot, Commercial Use	2627 PACIFIC AVE	LONG BEACH CA 90806
7209021017	0.16	182	0.89	TOD-L	Over 5 stories	Affordable	125	20	20	0	0	Commercial	CCA	0	0	N/A	Market	0.46	33%	1	Residential	Single Family	1832 PACIFIC AVE	LONG BEACH CA 90806
7272005010	0.17	435	0.31	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.04	41%	1	Residential	Single Family	1121 PACIFIC AVE	LONG BEACH CA 90813
7273014010	0.17	453	0.51	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.37	49%	0	Commercial	Office Building	920 PACIFIC AVE	LONG BEACH CA 90813
7205004009	0.12	152	0.97	NSC-L	3 Stories and under	Affordable	38	5	5	0	0	Commercial	CNP	0	0	N/A	Market	0.29	51%	0	Commercial	Office Building	2545 PACIFIC AVE	LONG BEACH CA 90806
7269008008	0.17	198	0.51	TOD-L	4 to 5 Stories	Affordable	100	17	17	0	0	Residential - MFR	R-4-R	22	4	N/A	Market	0.33	27%	1	Residential	Single Family	1618 PACIFIC AVE	LONG BEACH CA 90813
7205008026	0.26	161	0.43	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CNP	0	0	N/A	Market	0.64	36%	0	Institutional	Church	2400 PACIFIC AVE	LONG BEACH CA 90806
7273014900	0.17	453	0.51	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.00	8%	0	Commercial	Service Station, Self Service	906 PACIFIC AVE	LONG BEACH CA 90813
7273014005	0.17	447	0.53	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.19	51%	0	Commercial	Professional Building	930 PACIFIC AVE	LONG BEACH CA 90813
7209021021	0.16	182	0.89	TOD-L	Over 5 stories	Affordable	125	20	20	0	0	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Parking Lot, Commercial Use	1820 PACIFIC AVE	LONG BEACH CA 90806
7269009017	0.17	191	0.86	TOD-L	4 to 5 Stories	Affordable	100	17	17	0	0	Commercial	CCA	0	0	N/A	Market	0.03	0%	0	Commercial	Parking Lot, Commercial Use	1724 PACIFIC AVE	LONG BEACH CA 90813
7209022900	0.37	183	1.02	TOD-L	Over 5 stories	Affordable	125	46	46	0	0	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	1827 PACIFIC AVE	LONG BEACH CA 90806
7272013061	0.35	452	0.35	DT	80 Feet	Downtown	140	49	5	0	44	Planned Development	PD-30	150	53	Market	Market	0.61	54%	0	Commercial	Store	845 PACIFIC AVE	LONG BEACH CA 90813
7206025028	0.15	126	0.45	TOD-L	4 to 5 Stories	Market	72	11	1	0	10	Specific Plan	SP-1-TN	80	12	N/A	Market	0.65	42%	0	Institutional	Homes For Aged & Others	2650 PACIFIC AVE	LONG BEACH CA 90806

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7280010044	0.34	469	0.34	DT	Ht Incentive Dist	Downtown	170	58	6	0	52	Planned Development	PD-30	150	51	Market	Market	0.01	0%	0	Commercial	Parking Lot, Commercial Use	453 PACIFIC AVE	LONG BEACH CA 90802
7269009027	0.35	191	0.86	TOD-L	4 to 5 Stories	Affordable	100	35	35	0	0	Commercial	CCA	0	0	N/A	Market	0.74	58%	0	Commercial	Professional Building, Medical Dental Building	1740 PACIFIC AVE	LONG BEACH CA 90813
7269009020	0.17	191	0.86	TOD-L	4 to 5 Stories	Affordable	100	17	17	0	0	Commercial	CCA	0	0	N/A	Market	0.52	47%	0	Industrial	Warehousing, Distribution, Storage	1750 PACIFIC AVE	LONG BEACH CA 90813
7205009017	0.27	160	0.27	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CNP	0	0	N/A	Market	0.68	25%	1	Commercial	Professional Building, Medical Dental Building	2429 PACIFIC AVE	LONG BEACH CA 90806
7273023020	0.21	455	0.54	DT	150 Feet	Downtown	170	36	4	0	32	Planned Development	PD-30	150	32	Market	Market	0.14	16%	0	Commercial	Store	730 PACIFIC AVE	LONG BEACH CA 90813
7209021019	0.16	182	0.89	TOD-L	Over 5 stories	Affordable	125	20	20	0	0	Commercial	CCA	0	0	N/A	Market	0.96	47%	0	Commercial	Restaurant, Cocktail Lounge	1826 PACIFIC AVE	LONG BEACH CA 90806
7273005015	0.17	433	0.34	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.67	36%	2	Residential	Duplex	1052 PACIFIC AVE	LONG BEACH CA 90813
7280016021	0.17	475	0.34	DT	Ht Incentive Dist	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.00	0%	0			328 PACIFIC AVE	LONG BEACH CA 90802
7204008003	0.42	7	0.42	TOD-L	4 to 5 Stories	Market	72	30	0	6	24	Residential - MFR	R-4-R	22	9	N/A	Market	0.31	0%	0	Commercial	Parking Lot, Commercial Use	3431 PACIFIC AVE	LONG BEACH CA 90807
7280003012	1.07	466	1.07	DT	80 Feet	Downtown	140	150	150	0	0	Planned Development	PD-30	150	161	Affordable	Affordable	0.02	60%	1	Institutional	Church	507 PACIFIC AVE	LONG BEACH CA 90802
7205020033	0.55	168	0.55	NSC-L	3 Stories and under	Affordable	38	21	21	0	0	Commercial	CNP	0	0	N/A	Market	0.22	33%	0	Commercial	Service shop, wireless communication tower	2200 PACIFIC AVE	LONG BEACH CA 90806
7269009016	0.17	191	0.86	TOD-L	4 to 5 Stories	Affordable	100	17	17	0	0	Commercial	CCA	0	0	N/A	Market	0.03	1%	0	Commercial	Parking Lot, Commercial Use	1720 PACIFIC AVE	LONG BEACH CA 90813
7273004005	0.14	421	0.3	DT	150 Feet	Downtown	170	24	2	0	22	Planned Development	PD-30	150	21	Market	Market	0.05	27%	1	Residential	Single Family	1218 PACIFIC AVE	LONG BEACH CA 90813
7272001017	0.12	422	0.45	DT	80 Feet	Downtown	140	17	2	0	15	Planned Development	PD-30	150	18	Market	Market	0.45	50%	1	Residential	Single Family	1203 PACIFIC AVE	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7273014003	0.16	447	0.53	DT	150 Feet	Downtown	170	27	3	0	24	Planned Development	PD-30	150	24	Market	Market	0.96	50%	0	Commercial	Office Building	944 PACIFIC AVE	LONG BEACH CA 90813
7205008019	0.17	161	0.43	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CNP	0	0	N/A	Market	0.35	36%	1	Institutional	Homes For Aged & Others	2418 PACIFIC AVE	LONG BEACH CA 90806
7272020047	0.34	456	0.34	DT	80 Feet	Downtown	140	48	5	0	43	Planned Development	PD-30	150	51	Market	Market	0.42	29%	0	Commercial	Professional Building, Medical Dental Building	757 PACIFIC AVE	LONG BEACH CA 90813
7273014004	0.2	447	0.53	DT	150 Feet	Downtown	170	34	3	0	31	Planned Development	PD-30	150	30	Market	Market	0.50	54%	9	Residential	Five Or More Apartments Or Units	934 PACIFIC AVE	LONG BEACH CA 90813
7205004011	0.13	152	0.97	NSC-L	3 Stories and under	Affordable	38	5	5	0	0	Commercial	CNP	0	0	N/A	Market	0.87	36%	0	Commercial	Professional Building, Medical Dental Building	2535 PACIFIC AVE	LONG BEACH CA 90806
7205004005	0.26	152	0.97	NSC-L	3 Stories and under	Affordable	38	10	10	0	0	Commercial	CNP	0	0	N/A	Market	0.86	60%	0	Commercial	Professional Building	2565 PACIFIC AVE	LONG BEACH CA 90806
7269009022	0.17	193	0.65	TOD-L	4 to 5 Stories	Affordable	100	17	17	0	0	Commercial	CCA	0	0	N/A	Market	0.24	63%	0	Commercial	Store	1770 PACIFIC AVE	LONG BEACH CA 90813
7280015001	0.17	472	0.34	DT	Ht Incentive Dist	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.14	45%	0	Commercial	Store	351 PACIFIC AVE	LONG BEACH CA 90802
7272005012	0.17	432	0.34	DT	80 Feet	Downtown	140	24	2	0	22	Planned Development	PD-30	150	26	Market	Market	0.45	29%	2	Residential	Duplex	1107 PACIFIC AVE	LONG BEACH CA 90813
7269004023	0.05	411	0.51	TOD-L	4 to 5 Stories	Affordable	100	5	5	0	0	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	1311 PACIFIC AVE	LONG BEACH CA 90813
7206005020	0.15	125	0.29	MFR-L	4 to 5 Stories	Market	36	5	1	0	4	Specific Plan	SP-1-CDR	70	11	N/A	Market	0.64	43%	1	Residential	Single Family	2836 PACIFIC AVE	LONG BEACH CA 90806
7280016020	0.17	475	0.34	DT	Ht Incentive Dist	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.00	0%	0			338 PACIFIC AVE	LONG BEACH CA 90802
7269004022	0.06	411	0.51	TOD-L	4 to 5 Stories	Affordable	100	6	6	0	0	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	1319 PACIFIC AVE	LONG BEACH CA 90813
7205004007	0.13	152	0.97	NSC-L	3 Stories and under	Affordable	38	5	5	0	0	Commercial	CNP	0	0	N/A	Market	0.05	19%	0	Commercial	Parking Lot, Commercial Use	2551 PACIFIC AVE	LONG BEACH CA 90806

C-3

Appendix

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7206025027	0.15	126	0.45	TOD-L	4 to 5 Stories	Market	72	11	1	0	10	Specific Plan	SP-1-TN	80	12	N/A	Market	0.82	40%	1	Institutional	Homes For Aged & Others	2654 PACIFIC AVE	LONG BEACH CA 90806
7273023016	0.33	455	0.54	DT	150 Feet	Downtown	170	56	6	0	50	Planned Development	PD-30	150	50	Market	Market	0.03	0%	0	Commercial	Parking Lot, Commercial Use	738 PACIFIC AVE	LONG BEACH CA 90813
7209022016	0.18	183	1.02	TOD-L	Over 5 stories	Affordable	125	23	23	0	0	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Parking Lot, Commercial Use	1845 PACIFIC AVE	LONG BEACH CA 90806
7204006049	0.31	5	0.31	TOD-L	4 to 5 Stories	Market	72	22	0	4	18	Commercial	CNA	0	0	N/A	Market	0.97	35%	1	Commercial	Store	3401 PACIFIC PL	LONG BEACH CA 90806
7204015010	1.04	4	1.91	TOD-L	4 to 5 Stories	Affordable	100	104	104	0	0	Institutional	I	0	0	N/A	Market	0.67	65%	0	Institutional	Homes For Aged & Others	3355 PACIFIC PL	LONG BEACH CA 90806
7228017012	2.319512	696	2.319512	FCN	2 Stories	Market	15	30	0	0	30	Institutional	I	0	0	N/A	Market	0.78	15%	0	Institutional	Church	2501 PALO VERDE AVE	LONG BEACH CA 90815
7241010005	0.16	297	0.42	MFR-L	3 Stories and under	Market	30	5	0	1	4	Residential - MFR	R-4-N	22	3	N/A	Market	0.42	0%	1	Residential	Single Family	1201 PARK AVE	LONG BEACH CA 90804
7241010004	0.14	297	0.42	MFR-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-4-N	22	3	N/A	Market	0.44	0%	1	Residential	Single Family	1215 PARK AVE	LONG BEACH CA 90804
7250012015	0.291303	689	0.291303	FCN	2 Stories	Market	15	3	0	0	3	Residential	R-1-N	5	2	N/A	Market	0.25	29%	1	Residential	Single Family	299 PARK AVE	LONG BEACH CA 90803
7209004005	0.14	252	0.28	TOD-L	4 to 5 Stories	Market	72	10	0	2	8	Residential - SFR	R-1-N	5	1	N/A	Market	0.33	48%	1	Residential	Single Family	1922 PASADENA AVE	LONG BEACH CA 90806
7209006005	0.14	245	0.42	TOD-M	Over 5 stories	Market	108	15	2	0	13	Specific Plan	SP-1-TN	80	11	N/A	Market	0.48	59%	2	Residential	Duplex	1816 PASADENA AVE	LONG BEACH CA 90806
7209007007	0.14	246	0.28	TOD-M	Over 5 stories	Market	108	15	2	0	13	Specific Plan	SP-1-TN	80	11	N/A	Market	0.41	38%	1	Residential	Single Family	1825 PASADENA AVE	LONG BEACH CA 90806
7209007027	0.14	246	0.28	TOD-M	Over 5 stories	Market	108	15	2	0	13	Specific Plan	SP-1-TN	80	11	N/A	Market	0.02	0%	0	Commercial	Parking Lot, Commercial Use	1819 PASADENA AVE	LONG BEACH CA 90806
7209006004	0.14	245	0.42	TOD-L	4 to 5 Stories	Market	72	10	0	2	8	Residential - SFR	R-1-N	5	1	N/A	Market	0.82	41%	1	Residential	Single Family	1824 PASADENA AVE	LONG BEACH CA 90806

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7209006006	0.14	245	0.42	TOD-M	Over 5 stories	Market	108	15	2	0	13	Specific Plan	SP-1-TN	80	11	N/A	Market	0.23	15%	0	Commercial	Store Combination With Office Or Residential	1812 PASADENA AVE	LONG BEACH CA 90806
7209005004	0.14	248	0.28	TOD-L	4 to 5 Stories	Market	72	10	0	2	8	Residential - SFR	R-1-N	5	1	N/A	Market	0.48	41%	1	Residential	Single Family	1870 PASADENA AVE	LONG BEACH CA 90806
7209005003	0.14	248	0.28	TOD-L	4 to 5 Stories	Market	72	10	0	2	8	Residential - SFR	R-1-N	5	1	N/A	Market	0.65	44%	1	Residential	Single Family	1876 PASADENA AVE	LONG BEACH CA 90806
7209004004	0.14	252	0.28	TOD-L	4 to 5 Stories	Market	72	10	0	2	8	Residential - SFR	R-1-N	5	1	N/A	Market	0.38	50%	1	Residential	Single Family	1928 PASADENA AVE	LONG BEACH CA 90806
7273014007	0.28	448	0.28	DT	150 Feet	Downtown	170	48	5	0	43	Planned Development	PD-30	150	42	Market	Market	0.46	80%	0	Industrial	Light Manufacturing	947 PINE AVE	LONG BEACH CA LONG BEACH CA
7273023013	0.17	464	0.34	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.20	68%	0	Commercial	Store	701 PINE AVE	LONG BEACH CA 90813
7273023011	0.17	464	0.34	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.79	78%	0	Commercial	Store	711 PINE AVE	LONG BEACH CA 90813
7269014014	0.31	414	0.31	TOD-M	Over 5 stories	Market	108	33	3	0	30	Specific Plan	SP-1-TN	80	25	N/A	Market	0.13	30%	0	Commercial	Store	1310 PINE AVE	LONG BEACH CA 90813
7273005027	0.17	434	0.34	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.53	50%	4	Residential	Four Units	1101 PINE AVE	LONG BEACH CA 90813
7273005028	0.17	434	0.34	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.96	53%	0	Commercial	Professional Building	1057 PINE AVE	LONG BEACH CA 90813
7269013001	0.12	405	0.42	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Residential - MFR	R-4-R	22	3	N/A	Market	0.49	57%	1	Residential	Single Family	1470 PINE AVE	LONG BEACH CA 90813
7273022015	0.36	454	0.36	DT	150 Feet	Downtown	170	61	6	0	55	Planned Development	PD-30	150	54	Market	Market	0.27	44%	0	Commercial	Store	714 PINE AVE	LONG BEACH CA 90813
7273016009	0.17	457	0.36	DT	150 Feet	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.01	1%	0	Commercial	Parking Lots, Commercial Parking	810 PINE AVE	LONG BEACH CA 90813
7269013004	0.17	405	0.42	TOD-L	4 to 5 Stories	Market	72	12	0	2	10	Residential - MFR	R-4-R	22	4	N/A	Market	0.25	32%	1	Residential	Single Family	1452 PINE AVE	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7269013003	0.13	405	0.42	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Residential - MFR	R-4-R	22	3	N/A	Market	0.43	39%	1	Residential	Single Family	1460 PINE AVE	LONG BEACH CA 90813
7209016034	0.15	180	0.39	TOD-M	Over 5 stories	Market	108	16	2	0	14	Specific Plan	SP-1-TN	80	12	N/A	Market	0.00	0%	0	Residential	Four Units, Vacant Land	1814 PINE AVE	LONG BEACH CA 90806
7269008014	0.34	199	0.34	TOD-L	4 to 5 Stories	Market	72	24	0	5	19	Residential - MFR	R-4-R	22	7	N/A	Market	0.69	36%	1	Institutional	Church	1629 PINE AVE	LONG BEACH CA 90813
7269013020	0.12	404	0.43	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Residential - MFR	R-4-R	22	3	N/A	Market	0.35	40%	1	Residential	Single Family	1410 PINE AVE	LONG BEACH CA 90813
7269014012	0.45	410	0.45	TOD-M	Over 5 stories	Market	108	49	5	0	44	Specific Plan	SP-1-TN	80	36	N/A	Market	0.46	31%	3	Commercial	Store	1324 PINE AVE	LONG BEACH CA 90813
7269013019	0.12	404	0.43	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Residential - MFR	R-4-R	22	3	N/A	Market	0.85	53%	1	Residential	Single Family	1420 PINE AVE	LONG BEACH CA 90813
7257019012	0.14	579	0.29	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	2	N/A	Market	0.68	59%	0	Commercial	Store And Residential Combination	327 REDONDO AVE	LONG BEACH CA LONG BEACH CA
7258027102	0.15	562	0.69	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Commercial	CNR	11	2	N/A	Market	0.31	31%	0	Commercial	Professional Building, Medical Dental Building	659 REDONDO AVE	LONG BEACH CA 90814
7258022005	0.15	316	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CNR	11	2	N/A	Market	0.31	24%	1	Residential	Single Family	785 REDONDO AVE	LONG BEACH CA 90804
7257015029	0.29	547	0.43	NSC-L	4 to 5 Stories	Market	41	12	0	2	10	Commercial	CNR	11	3	N/A	Market	0.16	43%	3	Residential	Three Units	374 REDONDO AVE	LONG BEACH CA 90814
7259009028	0.29	280	0.58	NSC-M	4 to 5 Stories	Affordable	69	20	20	0	0	Commercial	CNR	11	3	N/A	Market	0.69	36%	0	Commercial	Office Building	1355 REDONDO AVE	LONG BEACH CA 90804
7257014006	0.14	546	0.44	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	2	N/A	Market	0.19	25%	0	Residential	Single Family	387 REDONDO AVE	LONG BEACH CA 90814
7257014011	0.14	548	0.29	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	2	N/A	Market	0.25	32%	0	Commercial	Store Combination With Office Or Residential	375 REDONDO AVE	LONG BEACH CA 90814

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7264001014	0.11	588	0.61	NSC-L	3 Stories and under	Affordable	38	4	4	0	0	Commercial	CNR	11	1	N/A	Market	0.06	32%	1	Residential	Single Family	238 REDONDO AVE	LONG BEACH CA 90803
7257029021	0.14	584	0.28	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	2	N/A	Market	0.37	34%	1	Residential	Single Family	269 REDONDO AVE	LONG BEACH CA 90803
7257019017	0.14	580	0.28	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	2	N/A	Market	0.68	44%	0	Commercial	Professional Building, Medical Dental Building	317 REDONDO AVE	LONG BEACH CA 90814
7257029020	0.14	584	0.28	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	2	N/A	Market	0.20	31%	1	Residential	Single Family	271 REDONDO AVE	LONG BEACH CA 90803
7259009037	0.16	278	0.91	NSC-M	4 to 5 Stories	Affordable	69	11	11	0	0	Commercial	CNR	11	2	N/A	Market	0.04	0%	0	Commercial	Parking Lot, Commercial Use	1325 REDONDO AVE	LONG BEACH CA 90804
7259002011	0.29	258	0.29	NSC-M	4 to 5 Stories	Market	50	14	0	3	11	Residential - MFR	R-3-T	11	3	N/A	Market	0.63	52%	2	Residential	Duplex	1719 REDONDO AVE	LONG BEACH CA 90804
7259012041	0.13	274	0.39	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Residential - MFR	R-2-N	11	1	N/A	Market	0.25	24%	1	Residential	Single Family	1466 REDONDO AVE	LONG BEACH CA 90804
7264001020	0.19	587	0.39	NSC-L	3 Stories and under	Market	30	6	0	1	5	Commercial	CNR	11	2	N/A	Market	0.56	49%	0	Commercial	Office Building	230 REDONDO AVE	LONG BEACH CA 90803
7257002008	0.14	567	0.29	NSC-L	4 to 5 Stories	Market	41	6	0	1	5	Commercial	CNR	11	2	N/A	Market	0.71	47%	0	Commercial	Office Building	512 REDONDO AVE	LONG BEACH CA 90814
7258022027	0.32	565	0.67	NSC-M	4 to 5 Stories	Affordable	69	22	22	0	0	Commercial	CCP	0	0	N/A	Market	0.16	29%	0	Commercial	Service Station	701 REDONDO AVE	LONG BEACH CA 90804
7264001056	0.5	588	0.61	NSC-L	3 Stories and under	Affordable	38	19	19	0	0	Commercial	CNR	11	5	N/A	Market	0.34	37%	0	Institutional	Mortuary, Funeral Home	244 REDONDO AVE	LONG BEACH CA 90803
7258011036	0.29	319	0.29	NSC-M	4 to 5 Stories	Market	50	14	0	3	11	Commercial	CNR	11	3	N/A	Market	0.43	40%	0	Commercial	Store	929 REDONDO AVE	LONG BEACH CA 90804
7258006026	0.43	320	0.43	NSC-M	4 to 5 Stories	Market	50	21	0	4	17	Commercial	CNR	11	5	N/A	Market	0.33	30%	0	Commercial	Service Station, Self Service, Convenience Store	1001 REDONDO AVE	LONG BEACH CA 90804
7259012040	0.13	274	0.39	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Residential - MFR	R-2-N	11	1	N/A	Market	0.43	49%	1	Residential	Single Family	1456 REDONDO AVE	LONG BEACH CA 90804

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7257014028	0.3	546	0.44	NSC-L	3 Stories and under	Market	30	9	0	2	7	Commercial	CNR	11	3	N/A	Market	0.00	35%	0	Commercial	Store, Lift Desk Section ONLY	389 REDONDO AVE	LONG BEACH CA 90814
7257015014	0.14	547	0.43	NSC-L	4 to 5 Stories	Market	41	6	0	1	5	Commercial	CNR	11	2	N/A	Market	0.06	31%	0	Residential	Single Family	372 REDONDO AVE	LONG BEACH CA 90814
7257030011	0.15	583	0.29	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CNR	11	2	N/A	Market	0.13	39%	0	Residential	Single Family	250 REDONDO AVE	LONG BEACH CA 90803
7257019020	0.14	580	0.28	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	2	N/A	Market	0.00	3%	0	Commercial	Parking Lot, Commercial Use	315 REDONDO AVE	LONG BEACH CA 90814
7257018025	0.3	582	0.45	NSC-L	3 Stories and under	Market	30	9	0	2	7	Commercial	CNR	11	3	N/A	Market	0.08	31%	0	Commercial	Professional Building	300 REDONDO AVE	LONG BEACH CA 90814
7258023031	0.54	566	0.54	NSC-M	4 to 5 Stories	Affordable	69	37	37	0	0	Commercial	CNR	11	6	N/A	Market	0.39	24%	0	Commercial	Service Station, Self Service	700 REDONDO AVE	LONG BEACH CA 90804
7258011028	0.15	311	0.15	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CNR	11	2	N/A	Market	0.31	48%	1	Commercial	Store And Residential Combination	835 REDONDO AVE	LONG BEACH CA 90804
7257002014	0.14	553	0.29	NSC-L	4 to 5 Stories	Market	41	6	0	1	5	Commercial	CNR	11	2	N/A	Market	0.72	43%	0	Commercial	Office Building	440 REDONDO AVE	LONG BEACH CA 90814
7259012039	0.13	274	0.39	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Residential - MFR	R-2-N	11	1	N/A	Market	0.89	28%	1	Residential	Single Family	1450 REDONDO AVE	LONG BEACH CA 90804
7259009031	0.29	280	0.58	NSC-M	4 to 5 Stories	Affordable	69	20	20	0	0	Commercial	CNR	11	3	N/A	Market	0.11	59%	1	Commercial	Service/Repair Shop, Laundry	1347 REDONDO AVE	LONG BEACH CA 90804
7141002009	0.16	60	0.46	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - SFR	R-1-N	5	1	N/A	Market	0.03	0%	0	Commercial	Parking Lot, Commercial Use	4216 ROSE AVE	LONG BEACH CA 90807
7254007018	0.14	306	0.27	MFR-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-S	16	2	N/A	Market	0.43	58%	4	Residential	Four Units	1043 ROSWELL AVE	LONG BEACH CA 90804
7254007017	0.13	306	0.27	MFR-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-S	16	2	N/A	Market	0.43	55%	4	Residential	Four Units	1055 ROSWELL AVE	LONG BEACH CA 90804
7256038036	0.33	603	0.33	MFR-L	3 Stories and under	Market	30	10	0	2	8	Commercial	CNP	0	0	N/A	Market	0.12	26%	0	Commercial	Service Station	76 S TERMINO AVE	LONG BEACH CA 90803

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7311019052	0.27	3	0.27	NSC-L	3 Stories and under	Market	30	8	0	2	6	Residential - MFR	R-3-T	11	3	N/A	Market	0.05	28%	1	Commercial	Nursery Or Greenhouse	3510 SANTA FE AVE	LONG BEACH CA 90810
7401001022	1.08	151	1.08	NSC-L	3 Stories and under	Affordable	38	41	41	0	0	Residential - MFR	R-3-T	11	12	N/A	Market	0.29	24%	1	Commercial	Store	2520 SANTA FE AVE	LONG BEACH CA 90810
7314004020	0.2	2	0.36	NSC-L	3 Stories and under	Market	30	6	0	1	5	Residential - SFR	R-1-N	5	1	N/A	Market	0.89	25%	1	Residential	Single Family	3195 SANTA FE AVE	LONG BEACH CA 90810
7317006026	0.27	66	0.27	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CNA	0	0	N/A	Market	0.14	33%	2	Commercial	Service Station, Self Service, Convenience Store	3631 SANTA FE AVE	LONG BEACH CA 90810
7311021018	0.36	62	0.38	NSC-L	3 Stories and under	Market	30	11	0	2	9	Residential - SFR	R-1-N	5	2	N/A	Market	0.34	43%	1	Institutional	Church	3640 SANTA FE AVE	LONG BEACH CA 90810
7401001024	0.37	141	0.37	NSC-L	3 Stories and under	Market	30	11	0	2	9	Commercial	CCA	0	0	N/A	Market	0.62	35%	0	Commercial	Store	2594 SANTA FE AVE	LONG BEACH CA 90810
7401016017	0.34	150	0.34	NSC-L	3 Stories and under	Market	30	10	0	2	8	Residential - MFR	R-3-T	11	4	N/A	Market	0.26	19%	2	Commercial	Store	2380 SANTA FE AVE	LONG BEACH CA 90810
7317005034	0.29	65	0.82	NSC-L	3 Stories and under	Affordable	38	11	11	0	0	Residential - SFR	R-1-N	5	2	N/A	Market	0.08	14%	1	Commercial	Restaurant, Cocktail Lounge	3665 SANTA FE AVE	LONG BEACH CA 90810
7314032016	0.5	146	0.5	NSC-L	3 Stories and under	Affordable	38	19	19	0	0	Commercial	CCA	0	0	N/A	Market	0.00	19%	0	Commercial	Service Station, Full Service, Lift Desk Section ONLY	2601 SANTA FE AVE	LONG BEACH CA 90810
7401031001	0.76	149	0.76	NSC-L	3 Stories and under	Affordable	38	29	29	0	0	Institutional	I	0	0	N/A	Market	0.48	10%	1	Commercial	Office Building	2290 SANTA FE AVE	LONG BEACH CA 90810
7317014020	0.85	67	0.85	NSC-L	3 Stories and under	Affordable	38	32	32	0	0	Residential - SFR	R-1-N	5	5	N/A	Market	0.34	17%	1	Recreational	Club, Lodge Hall, Fraternal Organization	3621 SANTA FE AVE	LONG BEACH CA 90810
7311021016	0.02	62	0.38	NSC-L	3 Stories and under	Market	30	1	0	0	1	Residential - SFR	R-1-N	5	0	N/A	Market	0.00	23%	0	Residential	Vacant Land	3646 SANTA FE AVE	LONG BEACH CA 90810
7314004021	0.16	2	0.36	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - SFR	R-1-N	5	1	N/A	Market	0.41	26%	1	Residential	Single Family	3191 SANTA FE AVE	LONG BEACH CA 90810
7313034003	0.13	145	0.51	NSC-L	3 Stories and under	Affordable	38	5	5	0	0	Residential - MFR	R-3-4	19	2	N/A	Market	0.53	29%	1	Institutional	School (Private)	2686 SANTA FE AVE	LONG BEACH CA 90810

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7260001016	0.19	228	0.33	NSC-M	4 to 5 Stories	Market	50	9	0	2	7	Commercial	CHW	0	0	N/A	Market	0.21	12%	0	Residential	Single Family	1786 SHERMAN PL	LONG BEACH CA 90804
7269015017	0.17	415	0.51	TOD-M	Over 5 stories	Affordable	150	26	26	0	0	Specific Plan	SP-1-TN	80	14	N/A	Affordable	0.00	4%	1	Commercial	Parking Lot, Commercial Use	NO SITUS ON FILE	LONG BEACH CA LONG BEACH CA
7260005010	0.12	225	0.38	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Residential - MFR	R-2-N	11	1	N/A	Market	0.52	49%	1	Residential	Single Family	1770 STANLEY AVE	LONG BEACH CA 90804
7260005011	0.12	225	0.38	NSC-M	4 to 5 Stories	Market	50	6	0	1	5	Residential - MFR	R-2-N	11	1	N/A	Market	0.90	44%	1	Residential	Single Family	1774 STANLEY AVE	LONG BEACH CA 90804
7263023026	0.13	556	0.4	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	1	N/A	Market	0.25	52%	1	Residential	Single Family	419 TEMPLE AVE	LONG BEACH CA 90814
7260007004	0.19	265	0.38	NSC-M	4 to 5 Stories	Market	50	9	0	2	7	Residential - MFR	R-2-N	11	2	N/A	Market	0.02	0%	0	Commercial	Parking Lot, Commercial Use	1743 TEMPLE AVE	LONG BEACH CA 90804
7254008010	0.13	304	0.41	MFR-L	3 Stories and under	Market	30	4	0	1	3	Residential - MFR	R-3-S	16	2	N/A	Market	0.54	42%	4	Residential	Four Units	1062 TERMINO AVE	LONG BEACH CA 90804
7280020033	0.17	483	0.83	DT	Ht Incentive Dist	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.00	0%	0			235 THE PROMENADE N	LONG BEACH CA LONG BEACH CA
7280020037	0.18	483	0.83	DT	Ht Incentive Dist	Downtown	170	31	3	0	28	Planned Development	PD-30	150	27	Market	Market	0.00	0%	0			219 THE PROMENADE N	LONG BEACH CA LONG BEACH CA
7280020034	0.19	483	0.83	DT	Ht Incentive Dist	Downtown	170	32	3	0	29	Planned Development	PD-30	150	29	Market	Market	0.00	0%	0			233 THE PROMENADE N	LONG BEACH CA LONG BEACH CA
7280016023	0.17	474	0.48	DT	Ht Incentive Dist	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.00	0%	0			125 W 3RD ST	LONG BEACH CA 90802
7280016022	0.31	474	0.48	DT	Ht Incentive Dist	Downtown	170	53	5	0	48	Planned Development	PD-30	150	47	Market	Market	0.00	0%	0			131 W 3RD ST	LONG BEACH CA 90802
7280013021	0.17	476	0.35	DT	Ht Incentive Dist	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.00	0%	0	Residential	Duplex, Vacant Land	449 W 3RD ST	LONG BEACH CA 90802

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7280014253	0.33	477	0.33	DT	Ht Incentive Dist	Downtown	170	56	6	0	50	Planned Development	PD-30	150	50	Market	Market	0.00	0%	0	Residential	Duplex, Vacant Land	345 W 3RD ST	LONG BEACH CA 90802
7278025026	0.26	478	0.26	DT	38 Feet	Downtown	40	10	1	0	9	Planned Development	PD-30	150	39	Market	Market	0.56	60%	9	Residential	Five Or More Apartments Or Units	613 W 4TH ST	LONG BEACH CA 90802
7280010012	0.26	471	0.26	DT	80 Feet	Downtown	140	36	4	0	32	Planned Development	PD-30	150	39	Market	Market	0.01	2%	0	Commercial	Parking Lot, Commercial Use	239 W 4TH ST	LONG BEACH CA 90802
7280009133	0.53	470	0.53	DT	Ht Incentive Dist	Downtown	170	90	9	0	81	Planned Development	PD-30	150	80	Market	Market	0.31	17%	0	Commercial	Restaurant, Cocktail Lounge	127 W 4TH ST	LONG BEACH CA 90802
7132014015	0.23	80	0.69	MFR-M	3 Stories and under	Affordable	44	10	10	0	0	Residential - MFR	R-3-S	16	4	N/A	Market	0.91	48%	3	Residential	Three Units	51 W 52ND ST	LONG BEACH CA 90805
7132014014	0.23	80	0.69	MFR-M	3 Stories and under	Affordable	44	10	10	0	0	Residential - MFR	R-3-S	16	4	N/A	Market	0.67	44%	3	Residential	Three Units	47 W 52ND ST	LONG BEACH CA 90805
7132015009	0.16	84	0.38	MFR-M	3 Stories and under	Market	32	5	0	1	4	Residential - MFR	R-3-S	16	3	N/A	Market	0.43	20%	1	Residential	Single Family	125 W 52ND ST	LONG BEACH CA 90805
7132014017	0.23	85	0.57	MFR-M	3 Stories and under	Affordable	44	10	10	0	0	Residential - MFR	R-3-S	16	4	N/A	Market	0.32	33%	2	Residential	Duplex	59 W 52ND ST	LONG BEACH CA 90805
7269004024	0.06	411	0.51	TOD-L	4 to 5 Stories	Affordable	100	6	6	0	0	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	201 W ANAHEIM ST	LONG BEACH CA 90813
7272002039	0.44	428	0.44	NSC-M	4 to 5 Stories	Market	50	22	0	4	18	Commercial	CCA	0	0	N/A	Market	0.19	15%	0	Commercial	Service Station	500 W ANAHEIM ST	LONG BEACH CA 90813
7272002022	0.14	426	0.4	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CCA	0	0	N/A	Market	0.65	33%	0	Commercial	Store	456 W ANAHEIM ST	LONG BEACH CA 90813
7272002037	0.26	426	0.4	NSC-M	4 to 5 Stories	Market	50	13	0	3	10	Commercial	CCA	0	0	N/A	Market	0.67	51%	0	Institutional	Children's Day Care Center	440 W ANAHEIM ST	LONG BEACH CA 90813
7269005011	0.17	413	1.05	TOD-M	Over 5 stories	Affordable	150	26	26	0	0	Specific Plan	SP-1-TN	80	14	N/A	Affordable	0.53	20%	0	Commercial	Restaurant, Cocktail Lounge	133 W ANAHEIM ST	LONG BEACH CA 90813
7273004041	0.31	425	0.31	DT	150 Feet	Downtown	170	53	5	0	48	Planned Development	PD-30	150	47	Market	Market	0.68	0%	3	Commercial	Store	130 W ANAHEIM ST	LONG BEACH CA 90813

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7269004030	0.71	412	0.71	NSC-M	4 to 5 Stories	Affordable	69	49	49	0	0	Commercial	CCA	0	0	N/A	Market	0.74	42%	0	Commercial	Store	225 W ANAHEIM ST	LONG BEACH CA 90813
7272002011	0.2	427	0.3	NSC-M	4 to 5 Stories	Market	50	10	0	2	8	Commercial	CCA	0	0	N/A	Market	0.22	33%	1	Commercial	Service Station	490 W ANAHEIM ST	LONG BEACH CA 90813
7269004021	0.17	411	0.51	TOD-L	4 to 5 Stories	Affordable	100	17	17	0	0	Commercial	CCA	0	0	N/A	Market	0.00	0%	0	Commercial	Vacant Land	213 W ANAHEIM ST	LONG BEACH CA 90813
7269004020	0.17	411	0.51	TOD-L	4 to 5 Stories	Affordable	100	17	17	0	0	Commercial	CCA	0	0	N/A	Market	0.55	45%	0	Commercial	Store	219 W ANAHEIM ST	LONG BEACH CA 90813
7269042028	0.51	430	0.51	NSC-M	4 to 5 Stories	Affordable	69	35	35	0	0	Commercial	CCA	0	0	N/A	Market	0.80	47%	0	Commercial	Store	305 W ANAHEIM ST	LONG BEACH CA 90813
7272001034	0.34	423	0.34	NSC-M	4 to 5 Stories	Market	50	17	0	3	14	Commercial	CCA	0	0	N/A	Market	0.75	34%	0	Commercial	Store	240 W ANAHEIM ST	LONG BEACH CA 90813
7280023007	0.34	482	0.34	DT	Ht Incentive Dist	Downtown	170	58	6	0	52	Planned Development	PD-30	150	51	Market	Market	0.43	30%	1	Commercial	Restaurant, Cocktail Lounge	305 W BROADWAY	LONG BEACH CA 90802
7132028040	0.54	93	1.48	NSC-L	3 Stories and under	Affordable	38	20	20	0	0	Commercial	CCA	0	0	N/A	Market	0.67	22%	1	Commercial	Restaurant, Cocktail Lounge	15 W DEL AMO BLVD	LONG BEACH CA 90805
7132005033	0.62	667	0.62	NSC-L	3 Stories and under	Affordable	38	23	23	0	0	Commercial	CNP	0	0	N/A	Market	0.43	44%	2	Institutional	Mortuary, Funeral Home	31 W LOUISE ST	LONG BEACH CA 90805
7132015029	0.22	82	0.38	MFR-M	3 Stories and under	Market	32	7	0	1	6	Residential - MFR	R-3-S	16	4	N/A	Market	0.42	23%	1	Residential	Single Family	120 W MOUNTAIN VIEW ST	LONG BEACH CA 90805
7132014031	0.23	80	0.69	MFR-M	3 Stories and under	Affordable	44	10	10	0	0	Residential - MFR	R-3-S	16	4	N/A	Market	0.80	33%	3	Residential	Three Units	42 W MOUNTAIN VIEW ST	LONG BEACH CA 90805
7132015027	0.23	83	0.23	MFR-M	3 Stories and under	Market	32	7	0	1	6	Residential - MFR	R-3-S	16	4	N/A	Market	0.59	45%	3	Residential	Three Units	128 W MOUNTAIN VIEW ST	LONG BEACH CA 90805
7132014035	0.23	81	0.46	MFR-M	3 Stories and under	Market	32	7	0	1	6	Residential - MFR	R-3-S	16	4	N/A	Market	0.90	43%	2	Residential	Duplex	26 W MOUNTAIN VIEW ST	LONG BEACH CA 90805
7132014034	0.23	81	0.46	MFR-M	3 Stories and under	Market	32	7	0	1	6	Residential - MFR	R-3-S	16	4	N/A	Market	0.56	41%	2	Residential	Duplex	30 W MOUNTAIN VIEW ST	LONG BEACH CA 90805

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7209022023	0.29	184	0.29	TOD-L	Over 5 stories	Market	90	26	0	5	21	Commercial	CHW	0	0	N/A	Market	0.01	2%	0	Commercial	Parking Lot, Commercial Use	245 W PACIFIC COAST HWY	LONG BEACH CA 90806
7209027011	0.32	175	0.5	NSC-M	4 to 5 Stories	Affordable	69	22	22	0	0	Commercial	CHW	0	0	N/A	Market	0.98	45%	0	Commercial	Store	311 W PACIFIC COAST HWY	LONG BEACH CA 90806
7269036001	0.27	195	0.44	NSC-M	4 to 5 Stories	Market	50	13	0	3	10	Commercial	CHW	0	0	N/A	Market	0.47	16%	0	Commercial	Bank, Savings & Loan	300 W PACIFIC COAST HWY	LONG BEACH CA 90806
7202040022	0.42	174	0.42	NSC-L	3 Stories and under	Market	30	13	0	3	10	Commercial	CHW	0	0	N/A	Market	0.91	51%	0	Commercial	Store Combination With Office Or Residential	623 W PACIFIC COAST HWY	LONG BEACH CA 90806
7209027012	0.18	175	0.5	NSC-M	4 to 5 Stories	Affordable	69	12	12	0	0	Commercial	CHW	0	0	N/A	Market	0.57	39%	0	Commercial	Store	321 W PACIFIC COAST HWY	LONG BEACH CA 90806
7209022028	0.47	183	1.02	TOD-L	Over 5 stories	Affordable	125	59	59	0	0	Commercial	CHW	0	0	N/A	Market	0.27	13%	0	Commercial	Restaurant, Cocktail Lounge	201 W PACIFIC COAST HWY	LONG BEACH CA 90806
7269009026	0.48	193	0.65	TOD-M	Over 5 stories	Affordable	150	72	72	0	0	Specific Plan	SP-1-TN	80	38	N/A	Affordable	0.28	20%	1	Commercial	Service Station	124 W PACIFIC COAST HWY	LONG BEACH CA 90806
7209021034	0.39	181	0.39	TOD-M	Over 5 stories	Market	108	42	4	0	38	Specific Plan	SP-1-TN	80	31	N/A	Market	0.44	27%	1	Commercial	Restaurant, Cocktail Lounge	101 W PACIFIC COAST HWY	LONG BEACH CA 90806
7209021029	0.41	182	0.89	TOD-M	Over 5 stories	Affordable	150	62	62	0	0	Specific Plan	SP-1-TN	80	33	N/A	Affordable	0.20	22%	0	Commercial	Service Station, Car Wash, Convenience Store	127 W PACIFIC COAST HWY	LONG BEACH CA 90806
7209028022	0.28	176	0.62	NSC-M	4 to 5 Stories	Affordable	69	19	19	0	0	Commercial	CHW	0	0	N/A	Market	0.70	43%	0	Commercial	Auto, Used Car Sales And Service	431 W PACIFIC COAST HWY	LONG BEACH CA 90806
7132011030	0.33	76	0.33	NSC-L	3 Stories and under	Market	30	10	0	2	8	Commercial	CNP	0	0	N/A	Market	0.13	44%	1	Commercial	Restaurant, Cocktail Lounge	12 W PLYMOUTH ST	LONG BEACH CA 90805
7314006029	0.15	1	0.28	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CNA	0	0	N/A	Market	0.51	15%	1	Residential	Single Family	1718 W SPRING ST	LONG BEACH CA 90810
7311022016	0.21	63	0.35	NSC-L	3 Stories and under	Market	30	6	0	1	5	Commercial	CNA	0	0	N/A	Market	0.67	26%	2	Residential	Duplex	1600 W WARDLOW RD	LONG BEACH CA 90810
7317002007	0.2	64	0.33	NSC-L	3 Stories and under	Market	30	6	0	1	5	Residential - SFR	R-1-N	5	1	N/A	Market	0.43	40%	1	Commercial	Store	2400 W WARDLOW RD	LONG BEACH CA 90810

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7317002006	0.13	64	0.33	NSC-L	3 Stories and under	Market	30	4	0	1	3	Residential - SFR	R-1-N	5	1	N/A	Market	0.25	37%	1	Residential	Single Family	2410 W WARDLOW RD	LONG BEACH CA 90810
7311022015	0.14	63	0.35	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNA	0	0	N/A	Market	0.46	35%	1	Residential	Single Family	1608 W WARDLOW RD	LONG BEACH CA 90810
7204015017	0.87	4	1.91	TOD-L	4 to 5 Stories	Affordable	100	87	87	0	0	Institutional	I	0	0	N/A	Market	0.78	16%	1	Institutional	Homes For Aged & Others	350 W WARDLOW RD	LONG BEACH CA 90806
7317005014	0.4	65	0.82	NSC-L	3 Stories and under	Affordable	38	15	15	0	0	Residential - SFR	R-1-N	5	2	N/A	Market	0.71	23%	0	Commercial	Service Station	1700 W WARDLOW RD	LONG BEACH CA 90810
7317005013	0.13	65	0.82	NSC-L	3 Stories and under	Affordable	38	5	5	0	0	Residential - SFR	R-1-N	5	1	N/A	Market	0.25	34%	1	Residential	Single Family	1730 W WARDLOW RD	LONG BEACH CA 90810
7206028014	0.24	129	0.39	NSC-L	3 Stories and under	Market	30	7	0	1	6	Commercial	CCA	0	0	N/A	Market	0.61	38%	1	Commercial	Store	455 W WILLOW ST	LONG BEACH CA 90806
7201025025	0.39	136	0.39	NSC-L	3 Stories and under	Market	30	12	0	2	10	Commercial	CCA	0	0	N/A	Market	0.04	18%	0	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	855 W WILLOW ST	LONG BEACH CA 90806
7206026011	0.31	130	0.46	NSC-L	3 Stories and under	Market	30	9	0	2	7	Commercial	CCA	0	0	N/A	Market	0.49	17%	2	Commercial	Store	329 W WILLOW ST	LONG BEACH CA 90806
7205005027	0.46	127	0.63	TOD-L	4 to 5 Stories	Affordable	100	46	46	0	0	Specific Plan	SP-1-TN	80	37	N/A	Affordable	0.00	0%	0	Commercial	Vacant Land	190 W WILLOW ST	LONG BEACH CA 90806
7201023027	0.35	134	0.35	NSC-L	3 Stories and under	Market	30	11	0	2	9	Commercial	CCA	0	0	N/A	Market	0.00	24%	0	Commercial	Service Station, Full Service, Lift Desk Section ONLY	601 W WILLOW ST	LONG BEACH CA 90806
7313033031	0.27	144	0.43	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CCA	0	0	N/A	Market	0.58	32%	2	Commercial	Store And Residential Combination	1553 W WILLOW ST	LONG BEACH CA 90810
7402004027	0.27	148	0.27	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CCA	0	0	N/A	Market	0.59	19%	0	Commercial	Restaurant, Cocktail Lounge	1700 W WILLOW ST	LONG BEACH CA 90810
7205003030	0.25	131	0.54	NSC-L	3 Stories and under	Affordable	38	9	9	0	0	Commercial	CCA	0	0	N/A	Market	0.57	15%	1	Commercial	Restaurant, Cocktail Lounge, Fast Food-Walk Up	300 W WILLOW ST	LONG BEACH CA 90806

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7205003006	0.14	131	0.54	NSC-L	3 Stories and under	Affordable	38	5	5	0	0	Commercial	CCA	0	0	N/A	Market	0.37	34%	0	Commercial	Office Building, Office And Residential	320 W WILLOW ST	LONG BEACH CA 90806
7205004025	0.33	152	0.97	NSC-L	3 Stories and under	Affordable	38	12	12	0	0	Commercial	CCN	22	7	N/A	Market	0.13	32%	1	Commercial	Service Station	200 W WILLOW ST	LONG BEACH CA 90806
7313032038	0.12	142	0.27	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CCA	0	0	N/A	Market	0.37	29%	0	Commercial	Store	1521 W WILLOW ST	LONG BEACH CA 90810
7313030028	0.27	138	0.27	NSC-L	3 Stories and under	Market	30	8	0	2	6	Residential - SFR	R-1-N	5	1	N/A	Market	0.33	29%	0	Commercial	Store	1395 W WILLOW ST	LONG BEACH CA 90810
7313032037	0.33	143	0.33	NSC-L	3 Stories and under	Market	30	10	0	2	8	Commercial	CCA	0	0	N/A	Market	0.75	32%	1	Commercial	Service/Repair Shop, Laundry	1517 W WILLOW ST	LONG BEACH CA 90810
7401007001	0.12	140	0.27	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CCR	22	3	N/A	Market	0.00	18%	0	Residential	Single Family, Other Improvements Only	1292 W WILLOW ST	LONG BEACH CA 90810
7201023025	0.26	135	0.26	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CCA	0	0	N/A	Market	0.87	45%	1	Commercial	Store	641 W WILLOW ST	LONG BEACH CA 90806
7313030029	0.35	137	0.35	NSC-L	3 Stories and under	Market	30	11	0	2	9	Residential - SFR	R-1-N	5	2	N/A	Market	0.40	17%	0	Commercial	Store	1355 W WILLOW ST	LONG BEACH CA 90810
7201024025	0.39	133	0.39	NSC-L	3 Stories and under	Market	30	12	0	2	10	Commercial	CCA	0	0	N/A	Market	0.43	21%	0	Commercial	Nursery Or Greenhouse	701 W WILLOW ST	LONG BEACH CA 90806
7313029023	0.13	139	0.27	NSC-L	3 Stories and under	Market	30	4	0	1	3	Residential - SFR	R-1-N	5	1	N/A	Market	0.91	33%	0	Commercial	Professional Building	1339 W WILLOW ST	LONG BEACH CA 90810
7313032015	0.15	142	0.27	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CCA	0	0	N/A	Market	0.50	50%	1	Commercial	Auto, Recreation Equipment, Construction Equipment Sales And Service	1545 W WILLOW ST	LONG BEACH CA 90810
7202015002	0.41	132	0.41	NSC-L	3 Stories and under	Market	30	12	0	2	10	Commercial	CCA	0	0	N/A	Market	0.54	45%	0	Commercial	Bank, Savings & Loan	600 W WILLOW ST	LONG BEACH CA 90806
7313029024	0.14	139	0.27	NSC-L	3 Stories and under	Market	30	4	0	1	3	Residential - SFR	R-1-N	5	1	N/A	Market	0.34	28%	1	Residential	Single Family	1335 W WILLOW ST	LONG BEACH CA 90810

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7314021001	0.24	147	0.41	NSC-L	3 Stories and under	Market	30	7	0	1	6	Residential - SFR	R-1-N	5	1	N/A	Market	0.25	14%	1	Residential	Single Family	2056 W WILMA PL	LONG BEACH CA 90810
7128008008	0.14	642	0.45	MFR-M	3 Stories and under	Market	32	4	0	1	3	Commercial	CNR	11	2	N/A	Market	0.40	38%	1	Residential	Single Family	5727 WALNUT AVE	LONG BEACH CA 90805
7314021002	0.17	147	0.41	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - SFR	R-1-N	5	1	N/A	Market	0.25	23%	1	Residential	Single Family	2615 WEBSTER AVE	LONG BEACH CA 90810
7185018019	1.828303	702	1.828303	FCN	2 Stories	Market	15	23	0	0	23	Commercial	CCA	0	0	N/A	Market	0.62	17%	0	Institutional	Church	3908 WOODRUFF AVE	LONG BEACH CA 90808
7185018015	1.201869	703	1.201869	FCN	2 Stories	Market	15	14	0	0	14	Commercial	CCA	0	0	N/A	Market	0.44	22%	0	Institutional	Church	3936 WOODRUFF AVE	LONG BEACH CA 90808
7185018020	0.778703	701	0.778703	FCN	2 Stories	Market	15	7	0	0	7	Commercial	CCA	0	0	N/A	Market	0.57	43%	0	Commercial	Professional Building	3840 WOODRUFF AVE 109	LONG BEACH CA 90808
7241012129	0.13	305	0.82	MFR-L	3 Stories and under	Affordable	38	5	5	0	0	Commercial	CNR	11	1	N/A	Market	0.15	0%	0	Commercial	Parking Lot, Commercial Use	1025 XIMENO AVE	LONG BEACH CA 90804
7207019076	0.87	20	0.87	NSC-M	3 Stories and under	Affordable	44	38	38	0	0	Specific Plan	SP-1-CDR	70	61	N/A	Affordable	0	0	0	Industrial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7269013035	0.19	404	0.43	TOD-L	4 to 5 Stories	Market	72	14	0	3	11	Residential - MFR	R-4-R	22	4	N/A	Market	0	0	0	Residential	Four Units, Vacant Land		LONG BEACH CA LONG BEACH CA 0
7145011003	0.31	41	1.01	MFR-M	4 to 5 Stories	Affordable	63	19	19	0	0	Residential - MFR	R-4-N	22	7	N/A	Market	0	0	0	Commercial	Professional Building		LONG BEACH CA LONG BEACH CA 0
7255015019	0.12	577	0.27	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	1	N/A	Market	0	0.019468	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7313034044	0.38	145	0.51	NSC-L	3 Stories and under	Affordable	38	14	14	0	0	Residential - MFR	R-3-4	19	7	N/A	Market	0.272688	0.14324	1	Residential	Three Units, Vacant Land		LONG BEACH CA LONG BEACH CA 0

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7207001027	0.3	12	2.35	NSC-M	4 to 5 Stories	Affordable	69	21	21	0	0	Specific Plan	SP-1-CDR	70	21	N/A	Affordable	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7268028040	0.33	217	0.33	NSC-M	4 to 5 Stories	Market	50	16	0	3	13	Commercial	CHW	0	0	N/A	Market	0.02262	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7273016021	0.19	457	0.36	DT	150 Feet	Downtown	170	32	3	0	29	Planned Development	PD-30	150	29	Market	Market	0.010101	0	0	Commercial	Parking Lots, Commercial Parking		LONG BEACH CA LONG BEACH CA 0
7135014027	3.94	105	4.46	NSC-M	4 to 5 Stories	Affordable	69	271	271	0	0	Commercial	CCA	0	0	N/A	Market	0.043455	0.021567	0	Commercial	Shopping Center (Neighborhood, Community)		LONG BEACH CA LONG BEACH CA 0
7304005006	0.06	675	0.59	NSC-L	3 Stories and under	Affordable	38	2	2	0	0	Commercial	CCA	0	0	N/A	Market	0	0.058259	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7259001015	0.15	261	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CH	0	0	N/A	Market	0	0.021339	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7207001032	0.2	12	2.35	NSC-M	4 to 5 Stories	Affordable	69	14	14	0	0	Commercial	CCA	0	0	N/A	Market	0	0	0	Industrial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7314006031	0.06	1	0.28	NSC-L	3 Stories and under	Market	30	2	0	0	2	Commercial	CNA	0	0	N/A	Market	0	0.318365	0	Residential	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7269001033	0.18	192	0.92	MFR-M	4 to 5 Stories	Affordable	63	11	11	0	0	Residential - MFR	R-4-N	22	4	N/A	Market	0.016116	0	0	Residential	Vacant Land		LONG BEACH CA LONG BEACH CA 0

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7145014002	0.26	44	0.26	MFR-L	3 Stories and under	Market	30	8	0	2	6	Residential - MFR	R-3-S	16	4	N/A	Market	0	0	0	Residential	Four Units, Vacant Land		LONG BEACH CA LONG BEACH CA 0
7281007027	0.12	513	0.52	DT	80 Feet	Downtown	140	17	2	0	15	Planned Development	PD-30	150	18	Market	Market	0.002497	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7135022028	0.42	109	7.1	NSC-M	4 to 5 Stories	Market	50	21	0	4	17	Commercial	CCA	0	0	N/A	Market	0.036493	0	0	Commercial	Shopping Center (Neighborhood, Community)		LONG BEACH CA LONG BEACH CA 0
7280005919	2.26	468	2.57	DT	Ht Incentive Dist	Downtown	170	384	38	0	346	Planned Development	PD-30	150	339	Market	Market	0	0.946612	0	Commercial	Shopping Center (Regional)		LONG BEACH CA LONG BEACH CA 0
7274022804	0.04	342	0.58	DT	38 Feet	Downtown	40	2	0	0	2	Planned Development	PD-30	150	6	Market	Market	0	0	0	Residential	Four Units, Vacant Land		LONG BEACH CA LONG BEACH CA 0
7141003021	0.18	61	0.55	NSC-L	3 Stories and under	Affordable	38	7	7	0	0	Residential - SFR	R-1-N	5	1	N/A	Market	0	0	0	Residential	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7135022029	2.56	109	7.1	NSC-M	4 to 5 Stories	Market	50	128	0	26	102	Commercial	CCA	0	0	N/A	Market	0.04699	0	0	Commercial	Shopping Center (Neighborhood, Community)		LONG BEACH CA LONG BEACH CA 0
7237028013	0.39	589	0.39	MFR-L	3 Stories and under	Market	30	12	0	2	10	Planned Development	SP-2	30	12	N/A	Market	0.018505	0	0	Residential	Five Or More Apartments Or Units, Pool		LONG BEACH CA LONG BEACH CA 0
7116018021	0.23	677	0.59	NSC-M	4 to 5 Stories	Affordable	69	16	16	0	0	Industrial	IL	0	0	N/A	Market	0	0.006308	0	Industrial	Vacant Land		LONG BEACH CA LONG BEACH CA 0

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7237020904	3.84	595	28.38	RSF	5 Stories	Market	50	192	0	38	154	Planned Development	SP-2	50	192	N/A	Market	0	0.009611	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7141003022	0.18	61	0.55	NSC-L	3 Stories and under	Affordable	38	7	7	0	0	Residential - SFR	R-1-N	5	1	N/A	Market	0	0	0	Residential	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7401007018	0.15	140	0.27	NSC-L	3 Stories and under	Market	30	5	0	1	4	Commercial	CCR	22	3	N/A	Market	0.692519	0	0	Commercial	Parking Lot, Wireless Communication Tower		LONG BEACH CA LONG BEACH CA 0
7269020053	0.66	207	1.1	TOD-M	Over 5 stories	Affordable	150	99	99	0	0	Specific Plan	SP-1-TN	80	53	N/A	Affordable	0.330275	0.176012	0	Commercial	Professional Building, Medical Dental Building		
7119018901	0.52	658	0.93	NSC-M	4 to 5 Stories	Affordable	69	36	36	0	0	Commercial	CHW	0	0	N/A	Market	0	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7259001016	0.15	261	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CH	0	0	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7280005921	1.75	473	1.92	DT	Ht Incentive Dist	Downtown	170	298	298	0	0	Planned Development	PD-30	150	263	Affordable	Affordable	0	0.93799	0	Commercial	Shopping Center (Regional)		LONG BEACH CA LONG BEACH CA 0
7274022808	0.17	342	0.58	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	26	Market	Market	0	0	0	Residential	Four Units, Vacant Land		LONG BEACH CA LONG BEACH CA 0
7135014033	0.52	105	4.46	NSC-M	4 to 5 Stories	Affordable	69	36	36	0	0	Commercial	CCA	0	0	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7269005028	0.34	413	1.05	TOD-L	4 to 5 Stories	Affordable	100	34	34	0	0	Commercial	CCR	22	7	N/A	Market	0.01181	0	0	Residential	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7280005918	2.9	467	2.9	DT	Ht Incentive Dist	Downtown	170	493	49	0	444	Planned Development	PD-30	150	435	Market	Market	0	0.908864	0	Commercial	Shopping Center (Regional)		LONG BEACH CA LONG BEACH CA 0
7120018073	0.12	613	0.69	NSC-M	3 Stories and under	Affordable	44	5	5	0	0	Commercial	CCA	0	0	N/A	Market	0.090899	0.003619	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7148013026	0.19	27	0.38	NSC-M	4 to 5 Stories	Market	50	10	0	2	8	Commercial	CCA	0	0	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7280015096	0.17	472	0.34	DT	Ht Incentive Dist	Downtown	170	29	3	0	26	Planned Development	PD-30	150	26	Market	Market	0.003036	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7209015012	0.2	178	0.3	TOD-M	Over 5 stories	Market	108	22	2	0	20	Specific Plan	SP-1-TN	80	16	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7141003015	0.19	8	0.56	NSC-L	3 Stories and under	Affordable	38	7	7	0	0	Residential - SFR	R-1-N	5	1	N/A	Market	0.020825	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7135022030	1.82	109	7.1	NSC-M	4 to 5 Stories	Market	50	91	0	18	73	Commercial	CCA	0	0	N/A	Market	0.028892	0	0	Commercial	Shopping Center (Neighborhood, Community)		LONG BEACH CA LONG BEACH CA 0
7253017900	0.52	267	0.52	NSC-M	Over 5 stories	Affordable	100	52	52	0	0	Residential - MFR	R-4-N	22	11	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7206023072	0.19	21	0.6	TOD-M	4 to 5 Stories	Affordable	106	20	20	0	0	Specific Plan	SP-1-CDR	70	13	N/A	Affordable	0.006471	0	0	Government Owned Property	Public Park		LONG BEACH CA LONG BEACH CA 0
7268006919	0.12	210	0.36	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Residential - MFR	R-3-T	11	1	N/A	Market	0	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7274003003	0.15	357	0.3	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CHW	0	0	N/A	Market	0.010659	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7208006059	0.11	121	0.54	TOD-M	Over 5 stories	Affordable	150	17	17	0	0	Planned Development	PD-25	0	0	N/A	Market	0	0	0				LONG BEACH CA LONG BEACH CA 0
7274003036	0.14	349	0.29	MFR-M	4 to 5 Stories	Market	45	6	0	1	5	Residential - MFR	R-4-R	22	3	N/A	Market	0	0	0	Residential	Four Units, Vacant Land		LONG BEACH CA LONG BEACH CA 0
7304005004	0.06	675	0.59	NSC-L	3 Stories and under	Affordable	38	2	2	0	0	Commercial	CCA	0	0	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7281018804	0.52	495	0.52	DT	Ht Incentive Dist	Downtown	170	88	9	0	79	Planned Development	PD-30	150	78	Market	Market	0	0.919231	0	Commercial	Hotel And Motel, Hotel Under 50 Rooms		LONG BEACH CA LONG BEACH CA 0
7135022031	0.3	109	7.1	NSC-M	4 to 5 Stories	Market	50	15	0	3	12	Commercial	CCA	0	0	N/A	Market	0.031838	0.002276	0	Commercial	Shopping Center (Neighborhood, Community)		LONG BEACH CA LONG BEACH CA 0
7268006908	0.74	211	0.74	TOD-L	4 to 5 Stories	Affordable	100	74	74	0	0	Residential - MFR	R-3-T	11	8	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7120001012	0.02	611	0.27	NSC-M	3 Stories and under	Market	32	1	0	0	1	Commercial	CNR	11	0	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7269005029	0.33	413	1.05	TOD-L	4 to 5 Stories	Affordable	100	33	33	0	0	Residential - MFR	R-4-R	22	7	N/A	Market	0.01181	0	0	Residential	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7145019020	0.18	34	1.16	NSC-L	3 Stories and under	Affordable	38	7	7	0	0	Commercial	CCA	0	0	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7274022809	0.05	342	0.58	DT	38 Feet	Downtown	40	2	0	0	2	Planned Development	PD-30	150	8	Market	Market	0	0	0	Residential	Four Units, Vacant Land		LONG BEACH CA LONG BEACH CA 0
7127009036	0.1	648	0.4	NSC-L	3 Stories and under	Market	30	3	0	1	2	Commercial	CCA	0	0	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7281018805	0.35	497	0.35	DT	Ht Incentive Dist	Downtown	170	60	6	0	54	Planned Development	PD-30	150	53	Market	Market	0	0.937853	0	Commercial	Store		LONG BEACH CA LONG BEACH CA 0
7278015045	0.8	481	0.8	DT	Ht Incentive Dist	Downtown	170	136	14	0	122	Planned Development	PD-30	150	120	Market	Market	0.011943	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7148013030	0.19	26	1.18	NSC-M	4 to 5 Stories	Affordable	69	13	13	0	0	Commercial	CCA	0	0	N/A	Market	0.002083	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7259031036	0.15	264	0.82	NSC-M	4 to 5 Stories	Affordable	69	10	10	0	0	Residential - MFR	R-2-N	11	2	N/A	Market	0.012694	0.011059	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7141004049	0.71	9	0.71	NSC-M	4 to 5 Stories	Affordable	69	49	49	0	0	Commercial	CCA	0	0	N/A	Market	0	0	0				LONG BEACH CA LONG BEACH CA 0
7148013015	0.19	30	0.78	NSC-M	4 to 5 Stories	Affordable	69	13	13	0	0	Commercial	CCA	0	0	N/A	Market	0	0.000536	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7265020024	0.07	489	0.31	NSC-M	4 to 5 Stories	Market	50	3	0	1	2	Commercial	CNR	11	1	N/A	Market	0	0.032408	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7314006030	0.07	1	0.28	NSC-L	3 Stories and under	Market	30	2	0	0	2	Commercial	CNA	0	0	N/A	Market	0	0.079614	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7274022806	0.15	342	0.58	DT	38 Feet	Downtown	40	6	1	0	5	Planned Development	PD-30	150	23	Market	Market	0	0.182899	0	Residential	Single Family		LONG BEACH CA LONG BEACH CA 0
7273022901	0.53	461	0.53	DT	150 Feet	Downtown	170	90	9	0	81	Planned Development	PD-30	150	80	Market	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7269005030	0.21	413	1.05	TOD-M	Over 5 stories	Affordable	150	32	32	0	0	Specific Plan	SP-1-TN	80	17	N/A	Affordable	0.008448	0	0	Residential	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7132028039	0.17	93	1.48	NSC-L	3 Stories and under	Affordable	38	6	6	0	0	Commercial	CCA	0	0	N/A	Market	0	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7148013031	0.2	26	1.18	NSC-M	4 to 5 Stories	Affordable	69	14	14	0	0	Commercial	CCA	0	0	N/A	Market	0.002083	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7145007052	0.56	42	0.56	MFR-L	3 Stories and under	Affordable	38	21	21	0	0	Residential - MFR	R-4-U	22	12	N/A	Market	0	0.001832	0	Residential	Five Units, Vacant Land		LONG BEACH CA LONG BEACH CA 0
7209015014	0.1	178	0.3	TOD-M	Over 5 stories	Market	108	11	1	0	10	Specific Plan	SP-1-TN	80	8	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7259003010	0.19	255	0.72	NSC-M	4 to 5 Stories	Affordable	69	13	13	0	0	Residential - MFR	R-4-R	22	4	N/A	Market	0.005658	0.000419	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7260031031	0.29	375	0.29	NSC-M	4 to 5 Stories	Market	50	14	0	3	11	Commercial	CCP	0	0	N/A	Market	0.013699	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7259002034	0.14	260	0.28	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Residential - MFR	R-3-T	11	2	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7101017004	0.36	677	0.59	NSC-M	4 to 5 Stories	Affordable	69	25	25	0	0	Industrial	IL	0	0	N/A	Market	0	0.001067	0	Industrial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7205008029	0.28	159	0.28	NSC-L	3 Stories and under	Market	30	8	0	2	6	Commercial	CNP	0	0	N/A	Market	0.012653	0	1	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7280005924	0.31	468	2.57	DT	Ht Incentive Dist	Downtown	170	53	5	0	48	Planned Development	PD-30	150	47	Market	Market	0	0	0	Commercial	Shopping Center (Regional)		LONG BEACH CA LONG BEACH CA 0
7274013007	0.14	341	0.28	TOD-L	4 to 5 Stories	Market	72	10	0	2	8	Commercial	CO	22	3	N/A	Market	0	0.017408	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7241010003	0.12	297	0.42	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CCN	22	3	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7148013032	0.2	26	1.18	NSC-M	4 to 5 Stories	Affordable	69	14	14	0	0	Commercial	CCA	0	0	N/A	Market	0.002083	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7255014002	0.12	578	0.36	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CNR	11	1	N/A	Market	0.007692	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7121014002	0.12	640	0.37	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CCA	0	0	N/A	Market	0	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7132012030	0.13	72	0.4	NSC-L	3 Stories and under	Market	30	4	0	1	3	Commercial	CCA	0	0	N/A	Market	0.017699	0.001909	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7304004008	0.06	673	0.3	NSC-L	3 Stories and under	Market	30	2	0	0	2	Commercial	CCA	0	0	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7268006918	0.12	210	0.36	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Residential - MFR	R-3-T	11	1	N/A	Market	0	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7274022807	0.17	342	0.58	DT	38 Feet	Downtown	40	7	1	0	6	Planned Development	PD-30	150	26	Market	Market	0	0	0	Residential	Four Units, Vacant Land		LONG BEACH CA LONG BEACH CA 0
7120001035	0.02	611	0.27	NSC-M	3 Stories and under	Market	32	1	0	0	1	Commercial	CNR	11	0	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7206011038	0.17	16	0.81	NSC-M	4 to 5 Stories	Affordable	69	12	12	0	0	Specific Plan	SP-1-CDR	70	12	N/A	Affordable	0.004159	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7304005005	0.06	675	0.59	NSC-L	3 Stories and under	Affordable	38	2	2	0	0	Commercial	CCA	0	0	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7273025018	0.2	463	1.25	DT	Ht Incentive Dist	Downtown	170	34	34	0	0	Planned Development	PD-30	150	30	Affordable	Affordable	0	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7278015955	5.61	480	5.61	DT	Ht Incentive Dist	Downtown	170	954	95	0	859	Planned Development	PD-30	150	842	Market	Market	0	-0.00012	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7268006920	0.12	210	0.36	TOD-L	4 to 5 Stories	Market	72	9	0	2	7	Residential - MFR	R-3-T	11	1	N/A	Market	0	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7141002010	0.15	60	0.46	NSC-L	3 Stories and under	Market	30	5	0	1	4	Residential - SFR	R-1-N	5	1	N/A	Market	0.009935	0.002158	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7114020038	0.11	634	0.4	NSC-L	3 Stories and under	Market	30	3	0	1	2	Commercial	CCA	0	0	N/A	Market	0	0	0	Commercial	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7273004004	0.16	421	0.3	DT	150 Feet	Downtown	170	27	3	0	24	Planned Development	PD-30	150	24	Market	Market	0.001996	0.023957	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7281011109	0.13	511	0.36	DT	80 Feet	Downtown	140	18	2	0	16	Planned Development	PD-30	150	20	Market	Market	0.009804	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0

APN	Parcel Acreage	Site ID	Site Acreage	PlaceType	PlaceType Height Category	PlaceType Site Designation	Density	PlaceType Scenario Units	Low Income Units	Moderate Income Units	Market Rate Units	Zoning Category	Zoning District	Zoning Density	Zoning Scenario Units	Downtown Affordability	Zoning Site Designation	Improvement to Land Ratio	Lot Coverage	Existing Units	General Use	Use Description	Address	City and Zip Code
7132028017	0.32	93	1.48	NSC-L	3 Stories and under	Affordable	38	12	12	0	0	Commercial	CCA	0	0	N/A	Market	0	0	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7260022024	0.14	382	0.42	NSC-M	4 to 5 Stories	Market	50	7	0	1	6	Commercial	CCP	0	0	N/A	Market	0.000793	0.514762	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7269001034	0.2	192	0.92	MFR-M	4 to 5 Stories	Affordable	63	13	13	0	0	Residential - MFR	R-4-N	22	4	N/A	Market	0.014608	0	0	Residential	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7141003020	0.19	61	0.55	NSC-L	3 Stories and under	Affordable	38	7	7	0	0	Residential - SFR	R-1-N	5	1	N/A	Market	0	0.003296	0	Residential	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7280026023	0.81	485	0.81	DT	Ht Incentive Dist	Downtown	170	138	14	0	124	Planned Development	PD-30	150	122	Market	Market	0.157534	0.761881	0	Commercial	Parking Structures - Patron Or Employee		LONG BEACH CA LONG BEACH CA 0
7267003015	0.06	367	0.29	NSC-M	4 to 5 Stories	Market	50	3	0	1	2	Commercial	CCP	0	0	N/A	Market	0	0.06873	0	Residential	Vacant Land		LONG BEACH CA LONG BEACH CA 0
7253016900	0.6	266	0.72	NSC-M	3 Stories and under	Affordable	44	26	26	0	0	Institutional	I	0	0	N/A	Market	0	0.110243	0	Commercial	Parking Structures - Patron Or Employee		LONG BEACH CA LONG BEACH CA 0
7261032031	0.27	378	0.27	NSC-M	4 to 5 Stories	Market	50	13	0	3	10	Commercial	CCP	0	0	N/A	Market	0.046813	0.084485	0	Commercial	Parking Lot, Commercial Use		LONG BEACH CA LONG BEACH CA 0
7137014017	0.314669	682	0.314669	FCN	2 Stories	Market	15	5	0	0	5	Residential	R-4-N	22	7	N/A	Market	0.0543	0	0	Institutional	Church, Church Parking Lot		LONG BEACH CA LONG BEACH CA 0

This page left intentionally blank

Appendix C-4

7

7

Appendix C-4

Appendix C-4: Summary of Interviews with the Local Development Community

In keeping with a robust community engagement program, the City of Long Beach directed the Consultant Team, led by Lisa Wise Consulting, Inc (LWC), to conduct personal interviews with representatives from the local development and affordable housing community in Long Beach. The interviews were aimed at providing a better understanding of the feasibility of building affordable and multifamily housing on key sites identified in the Housing Element Update.

On December 15th, 16th, 21st, and 22nd, 2022, LWC and representatives from the City conducted 7 interviews between 30 and 60 minutes. The survey instrument used in the interviews was developed by the City and LWC consisted of 9 questions aimed at gathering the respondent's perspective on opportunities, challenges, and red flags when considering developing multifamily and affordable housing in Long Beach, as well as their familiarity with and interest in the City's newly adopted Enhanced Density Bonus Program.

In general, the mood of the interviews was positive. All of the respondents expressed a willingness and interest to share information to inform the City and Housing Element update, including the Site Inventory. They were knowledgeable, well prepared, and offered thoughtful and direct responses. All of the respondents agreed to answer follow up questions or clarify and to provide additional feedback in the future, if useful. This generally positive response and expressed willingness to continue to participate is an indication of more comprehensive and accurate responses and is evidence of the local housing development community's level of buy-in, interest in supporting the City, and sense of ownership of the Housing Element goals and objectives.

Summary of Responses:
Generally, the respondents agreed that while there are challenges, Long Beach is a good place to develop multi family and affordable housing and that the City is generally supportive of housing development. Lot size (smaller, disjointed) can be a challenge when considering the feasibility of development in Long Beach as well as environmental issues (associated with the oil industry). Infill, adaptive reuse, underperforming shopping centers and underutilized sites offer tremendous opportunities for affordable and multifamily development. The City is seen as a "hot market" for residential and mixed-use development, and most of the respondents are actively investigating sites and seeking investment opportunities on non-vacant sites in the City. When the criteria for the City's proposed Housing Element site inventory was described, all respondents agreed these are appropriate criteria.

Summary of Responses by Question:

1. What is your relationship and experience with real estate in Long Beach? How long have you been working/connected to Long Beach in this capacity?

   » Interviewed 7 developers, including 3 affordable housing developers
   » All of the respondents have extensive experience with affordable and multifamily development in Long Beach

2. Based on your experience, are there specific areas or types of sites in the City that provide the best opportunities for multifamily and/or affordable housing?

   » Most respondents expressed interest in transit-oriented sites and corridors, such as Long Beach Boulevard, Atlantic Avenue, Anaheim Street, and Pacific Coast Highway
   » West and North Long Beach are considered target areas
   » Downtown presents a good opportunity for reuse and redevelopment
   » UPLAN area with updated zoning is an opportunity area for development
   » Southeast Area Specific Plan seems to be an area that will see significant development
   » Interest in sites in distressed areas with lower land values

- Affordable housing developers concerned about TCAC scores for low-income housing tax credit (LIHTC) applications. Site selection is driven entirely by tax credit criteria. Generally, these are sites near transit and services/amenities. However, affordable housing developers also expressed interest in high opportunity areas, but land values in these areas can (negatively) impact the financial feasibility of a project.

3. Are there any areas in the City that would be great opportunities if the zoning allowed for mid-density (4-6 stories) multifamily residential?

   - Many respondents identified underperforming retail or office sites, if residential uses were allowed
   - Mixed-use development on the east side of the City (i.e. existing commercial centers and strip corridors) would be very attractive to developers
   - Allow more residential uses near LB City College and CSULB
   - Some interest in residential development in industrial areas
   - Consider redeveloping golf courses for residential/ mixed-use development
   - Consider housing above parking lots

4. Do you have any future plans to develop housing in Long Beach?

   - Most respondents expressed interest in future development opportunities in Long Beach
   - Long Beach is considered a hot market
   - Some respondents are currently working on infill sites (townhomes and missing middle housing)
   - Respondents encourage the City to include sites with commercial uses on them, they expressed long-term opportunities for a change in use (from commercial) to residential

5. What are the unique challenges and opportunities with building multifamily and/or affordable housing in Long Beach?

   - Most of the respondents felt that there were no significant challenges in Long Beach (no harder than other places)
   - City is considered supportive of infill and mixed-use development
   - Easy to work with city of Long Beach - staff is helpful and there is strong political support
   - Long Beach is considered "user friendly" on affordable housing, because of experienced staff and funding option
   - Housing integration with planning works well in Long Beach
   - Some comments were received that the City is complex and site plan review and plan check can be cumbersome
   - Offsite requirements can be challenging and impact feasibility, such as utility undergrounding and open space
   - Need more flexibility on parking standards and tandem parking should be allowed

6. When scouting development opportunities on under-utilized sites, are there any "red flag" constraints, such as existing leases, residential tenants, or CC&Rs that would prevent you from moving forward?

   - Respondents were willing to consider commercial sites with existing uses (However, one respondent stated that they avoid some commercial sites with active uses. This analysis is conducted on a case-by-case basis based on the terms of the leases and the viability of the existing uses.)
   - Some developers are not deterred by existing uses or leases - considered prime opportunities - because they may be too difficult for conventional or smaller developers
   - Many noted that they will purchase underperforming commercial sites with tenants as long as the leases are reasonable
   - Environmental issues can be a significant constraint
   - Respondents had mixed input on site assembly - many of them will consider site assembly - but a few respondents felt that the effort and uncertainty creates challenges for feasibility

7. Do you have experience with using a density bonus in Long Beach? In September 2021 the city adopted an enhance density bonus (EDB) to allow 70-100% bonuses and additional stories of height for multifamily projects in exchange for some proportion of affordable housing. Have you considered or are you planning to use the enhanced density bonus that the City enacted recently?

   » Most of the respondents have used the State density bonus program in Long Beach (and other areas)
   » Most of the respondents had not used the EDB, but they are supportive of the ordinance and attracted to the potential to increase housing and feasibility

8. Are there any properties you are currently considering for development in long beach? Do you have any list of criteria for site selection that you would be willing to share with us?

   » Most were concerned about land costs and the ability to meet project objectives, such as product types, number of units, and price points
   » Generally, respondents look for low lot coverages, low improvement to land values, and excess capacity on underutilized sites
   » When the criteria for the City's HEU site inventory was described, all respondents agreed these are appropriate criteria

9. Do you have anything else to add?

   » Mismatch been the Land Use Element and existing zoning is a challenge
   » Parking reductions are key to housing feasibility and opening up new sites in the City
   » Sites on the West Side have less access to amenities and city services
   » Would like more sites on the East Side
   » City should expand zoning for more housing on commercial corridors

This page left intentionally blank