

LONG BEACH HOUSING ELEMENT HEALTH IMPACT ASSESSMENT

August 1, 2013



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I. Introduction and Background

The connection between health and housing is well documented.¹ Public health literature – including reviews from top-level organizations such as the U.S. Institute of Medicine and the World Health Organization – identify a number of associations between health and housing.²⁻⁴ Health is impacted by various dimensions of housing, including affordability, location, and quality.¹

Housing issues in Long Beach are particularly pressing for local residents. Lack of affordable housing was mentioned as one of the top 3 most commonly mentioned social issues in key informant interviews and community forums conducted as part of a recent community health assessment by the Long Beach Department of Health and Human Services.⁶ Also, in a recent community forum held by Housing Long Beach, the high cost of housing, overcrowding, housing discrimination, housing quality and safety and child development as it relates to housing were among the most pressing issues raised.⁷ The draft 2013-2021 Housing Element for the City of Long Beach also acknowledges these challenges, and is tasked with setting forth policies and programs to address these and other identified housing needs.⁸ This Health Impact Assessment serves to highlight the connections between existing housing issues and health conditions in Long Beach, to analyze the potential impact of proposed policies and plans in the draft 2013-2021 Housing Element to the health of local residents, and provide recommendations aimed to ensure that the policies and plans in the 2013-2021 Housing Element promote and maximize benefits to the health of all residents in Long Beach.

What is a Housing Element?

Every city in California is required to adopt a Housing Element as part of its General Plan (Gov't Code § 65302(c)). A Housing Element requires an analysis of a city's existing housing as well as its projected housing needs, and Housing Element Law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The Regional Housing Needs Assessment (RHNA) is an assessment process performed as part of Housing Element and General Plan updates at the local level. The RHNA quantifies the need for housing by income group within each jurisdiction during specific planning periods; it is used to prioritize local resource allocation and to help decide how to address existing and future housing needs. As part of the Housing Element, cities must also identify adequate housing sites that are available and appropriate to meet projected housing needs. If adequate/appropriate sites are not available, the city must rezone or adopt policies to create sites for affordable housing.

The City of Long Beach adopted their 2008-2014 Housing Element in 2009, and is planning to submit an updated Housing Element to the State Department of Housing and Community Development in October 2013. In years past, despite the RHNA projections regarding a substantial need for housing that is affordable to the lowest income populations, the City of Long Beach has produced only a small percentage of this housing. Housing affordable to higher income households on the other hand has greatly exceeded the RHNA projections. For example, not a single unit of affordable housing was produced in 2012, and only 383 affordable (Very Low, Low and Moderate Income) units were produced from 2008-2013, during the in the last Housing Element planning period. Considering that the City's RHNA projection for this planning period was 5,440 units, the City therefore only met 7% of its affordable housing needs.^{9 a}

^a The Regional Housing Needs Allocation Progress as reported in the 2012 Housing Element Annual Report (Exhibit A, Table B) included report of permitted units from 2006 through 2012. Including the 2006 and 2007 housing

Historical context of housing in Long Beach

A look at the history provides some insight into today's diverse population in Long Beach. In the 1920's as a result of the oil market industrialization, White factory workers and their families flocked to Long Beach, and single-family home construction near Long Beach's oceanfront swelled to meet their needs.¹⁰ After World War II in the 1940s and into the 1960s, former military personnel warmed to Long Beach's quiet, sunny climate and African-Americans came to the West Coast to escape the segregated South. Much of North Long Beach's residential development was built during this time to meet the growing need. Later, in the 1980s there was an influx of Cambodian refugees fleeing the Khmer Rouge—resulting in Long Beach having the largest Cambodian community outside of Cambodia itself – as well as a large influx of Latin-American immigrants. Housing production at this time slowed, leaving thousands of families with unaddressed housing needs.¹⁰

Before the 1960s, Long Beach landlords and sellers could legally refuse occupancy to tenants solely based on race—pushing minority occupants, who were primarily African American—into segregated areas of West and Central Long Beach. Most landlords refused to rent to people of color, and those who did often overcharged people of color for units with substandard living conditions.¹¹

Although in the 1960s, the California State Legislature passed several bills targeting discrimination in businesses, employment, and housing, institutionalized segregation was still entrenched in Long Beach through the social system. However as large, local businesses found it difficult to house their growing, qualified staffs of color outside the segregated Long Beach neighborhoods, entities such as Cal State Long Beach (CSULB), the Long Beach Naval Shipyard, and the VA joined forces with local advocates to push the city to stop discriminatory practices that persisted. Ultimately, the Long Beach City Council allotted funding to the Fair Housing Foundation in 1969, and recognized the need to eliminate racial discrimination in housing sales and rentals publicly.¹¹

However, the City of Long Beach was not prepared for the wave of growth starting in the 1980s in which lower-income residents overcrowded the housing market. In the 1990s, Long Beach added 37,000 new residents; or 9,000 families; meanwhile, the city added only 2,500 new residential units (US Census).¹² At the same time, Long Beach demolished old, single-family homes and stunted the growth process even further. Because of this, the city saw a significant growth in illegal residential units, as residents sought shelter for their families. From 1990-1998, the City of Long Beach found 1,600 cases of illegal housing—from converted garages to an RV hidden on the roof of an apartment building. Homeowners stacked bunks in their garages and charged rent per person. One homeowner placed nine bunks in a 700 square foot garage and earned \$1800 per month in likely unreported income. People could not walk downtown without seeing fully lit garages in every home.¹³

Small, poorly constructed and somewhat inexpensive apartments, known to some as "cracker boxes," appeared around Long Beach from the 1970s through 1990s as another quick, unsustainable fix for the growing need for housing. Cracker boxes provided some families transitional homes until they shifted to more comfortable lifestyles and homeownership, but provided only short-term solutions for a long-term problem.

With the growing crisis, and as serious public health issues arose, residents began to demand not only

permits in the Regional Housing Needs Allocation Progress report would increase the numbers from 383 to 587 of the 5,440 RHNA allocated affordable units that have been permitted.

the development of affordable housing, but also tenant protections. Despite multiple attempts through the City Council and through ballot measures, there was no success.^{11,13,14}

Housing in Long Beach today

The past century sets the stage for the housing challenges faced by the City of Long Beach today. While racially segregated housing is now illegal, de facto segregation (by race and levels of socioeconomic status) still ripples through the City. The City of Long Beach has concentrated downtown development on subsidized luxury hotels and a heavily trafficked convention center—transforming an industrial workforce into a tourism economy, decreasing earning potential, and compounding its problems. Currently, rates of poverty in Long Beach are higher than the rest of the county and state. This coupled with the growth of low-income wage jobs and increasingly high-cost housing is producing an ongoing, intractable housing and segregation crisis, which has implications for the health of all Long Beach residents.¹⁰

II. Methods

Background

Housing Long Beach (HLB) and the Legal Aid Foundation of Los Angeles (LAFLA) have long been committed to working with community residents in the City of Long Beach to address issues related to access to quality housing.^b Following previous recent examples of Health Impact Assessment projects in the Los Angeles and Long Beach region, HLB and LAFLA approached Human Impact Partners with the suggestion that an HIA be conducted to highlight the potential health impacts of newly proposed changes to the Long Beach Housing Element.^c Funding for this HIA project was provided by The California Endowment.

On March 14th, 2013, HLB and LAFLA hosted a meeting with Long Beach community stakeholders to prioritize the housing related issues to be the focus of the HIA.^d The research and data on Housing Affordability, Housing Location and Housing Quality included in this report reflect the issues raised by attendees of this meeting, as well as stakeholders who served on an HIA Advisory Committee that was also convened by HLB and LAFLA.

HIA Study Area

The study area of this HIA consists of the boundaries of the City of Long Beach. Within Long Beach there are five generally recognized regions; Downtown Long Beach, Central Long Beach, East Long Beach, North Long Beach, and West Long Beach. However, many smaller, commonly referred to neighborhoods exist within these regions. Wherever it was feasible, this HIA conducted geographic analysis at the smaller neighborhood level. The boundaries of these neighborhoods, defined by census tracts, are presented in the map below.¹⁵

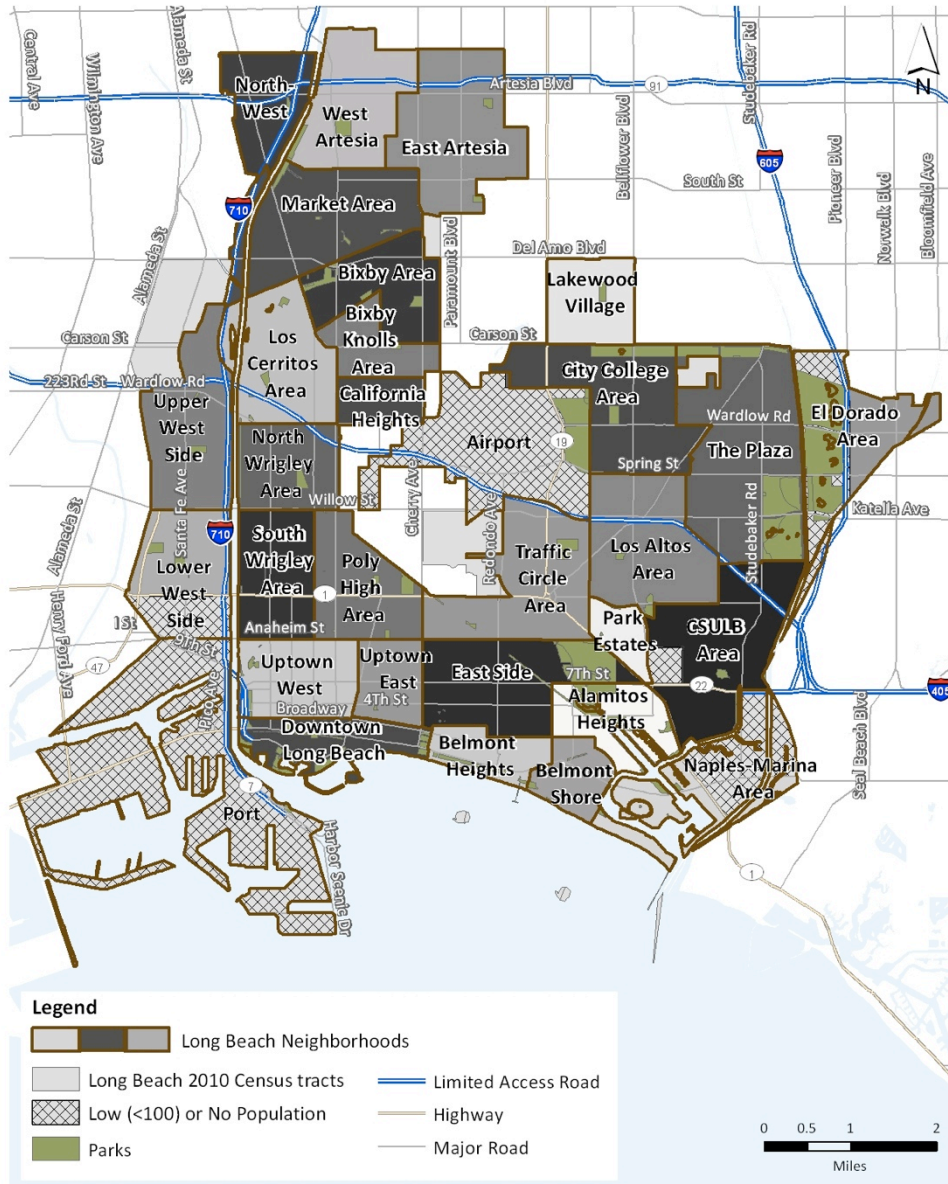
^b For more about HLB and LAFLA see Appendix A

^c For more about HIP see Appendix A

^d For an agenda and materials from the March 14th meeting, see Appendix A

Figure 1. Neighborhoods in Long Beach, CA

Neighborhoods in Long Beach, CA



Data Sources

A range of data sources was used to inform this HIA. Sources of data that are used consistently throughout this report include:

- The U.S. Census Bureau’s 5-year 2007-2011 estimates from the American Community Survey^{16 e}
- Claremont Graduate University and ReThinking Greater Long Beach, Long Beach Community Database¹⁵
- Highlights from the Long Beach Department of Health and Human Services Community Health Assessment (November 2012)⁶
- UCLA Center for Health Policy Research, Central/West Long Beach Health Profile¹⁷
- Housing Long Beach, “The Quality of Rental Housing in Long Beach: Challenges and opportunities for livability and effective code enforcement” (2013)¹⁸

Statistics on the existing conditions for the City of Long Beach were compared to Los Angeles County or the State wherever possible. Where possible, data is presented to highlight disparities among vulnerable populations in particular.

Report Organization

The Health Impact Assessment of the Long Beach Housing Element is presented in the following sections:

- Existing Conditions
 - Demographics
 - Health Outcomes
 - Housing Affordability
 - Housing Location
 - Housing Quality
- Impact Analysis - *Impacts of the draft Housing Element on:*
 - Housing Affordability
 - Housing Location
 - Housing Quality
- Recommendations - *Recommendations to improve impacts of the Housing Element on:*
 - Housing Affordability
 - Housing Location
 - Housing Quality

The Existing Conditions section of the HIA report presents findings from the literature to demonstrate links between health determinants and health outcomes, and data is presented that describes the existing conditions for a variety of indicators related to each of the overarching health determinants. The Impact Analysis section then discusses the potential impacts of policies proposed in the draft Housing Element on existing conditions of health and well being in Long Beach. Finally, the Recommendations section addresses findings from the analysis of existing conditions and impacts, and

^e It should be noted that certain census tracts are shared between the City of Long Beach and a neighboring city, and in those tracts, we maintain and present the original figures, even though only part of these census tracts are technically considered part of the city.

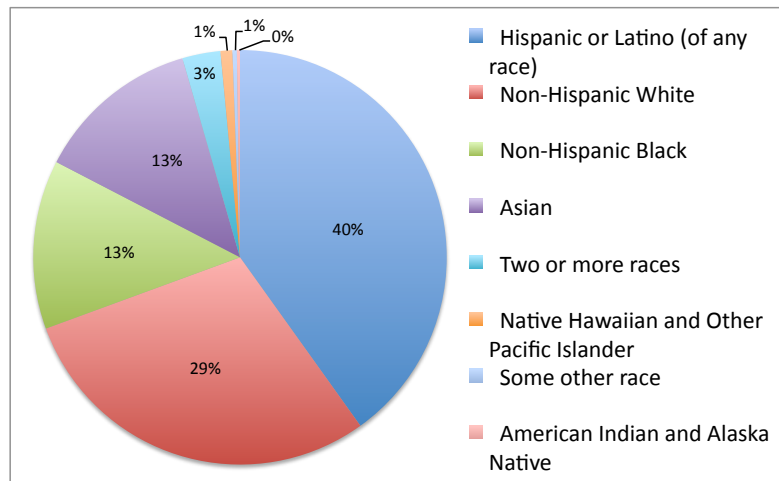
provides recommendations that aim to ensure that the final 2013-2021 Housing Element maximize benefits to health for all residents of the City of Long Beach.

III. EXISTING CONDITIONS

Demographics

Data from the US Census Bureau’s 2011 Population Estimates indicates that with a population of 465,576, Long Beach is the 7th most populous city in the state of California, and the 36th most populous city in the United States.¹⁹

Figure 2. Race/Ethnicity of Residents in Long Beach, CA



Racial and Ethnic Diversity

With no single ethnicity/ race comprising the majority of the population, Long Beach has been ranked as one of the most ethnically diverse cities in the United States.²⁰

Long Beach is home to many new immigrant populations, many of whom face challenges in acquiring resources to provide for adequate housing. According to the draft 2013-2021 Housing Element, in 2010, 27% of the City’s residents were foreign-born, which translates to approximately 124,000 foreign-born residents.⁸

As the maps on the next page (and in Appendix B) show, populations of different races/ ethnicities are not distributed evenly across the city.

- Black and Hispanic/ Latino residents in Long Beach are heavily concentrated in North and West Long Beach, near the I-710 freeway.
- Apart from the Los Cerritos area, White residents are primarily concentrated in neighborhoods in the eastern part of Long Beach, where income levels on average are higher.
- Asian residents are mostly concentrated in the north and eastern parts of the city. Many Cambodians reside in what is officially known as “Cambodia Town” which stretches east from Central Long Beach.^{20 21}

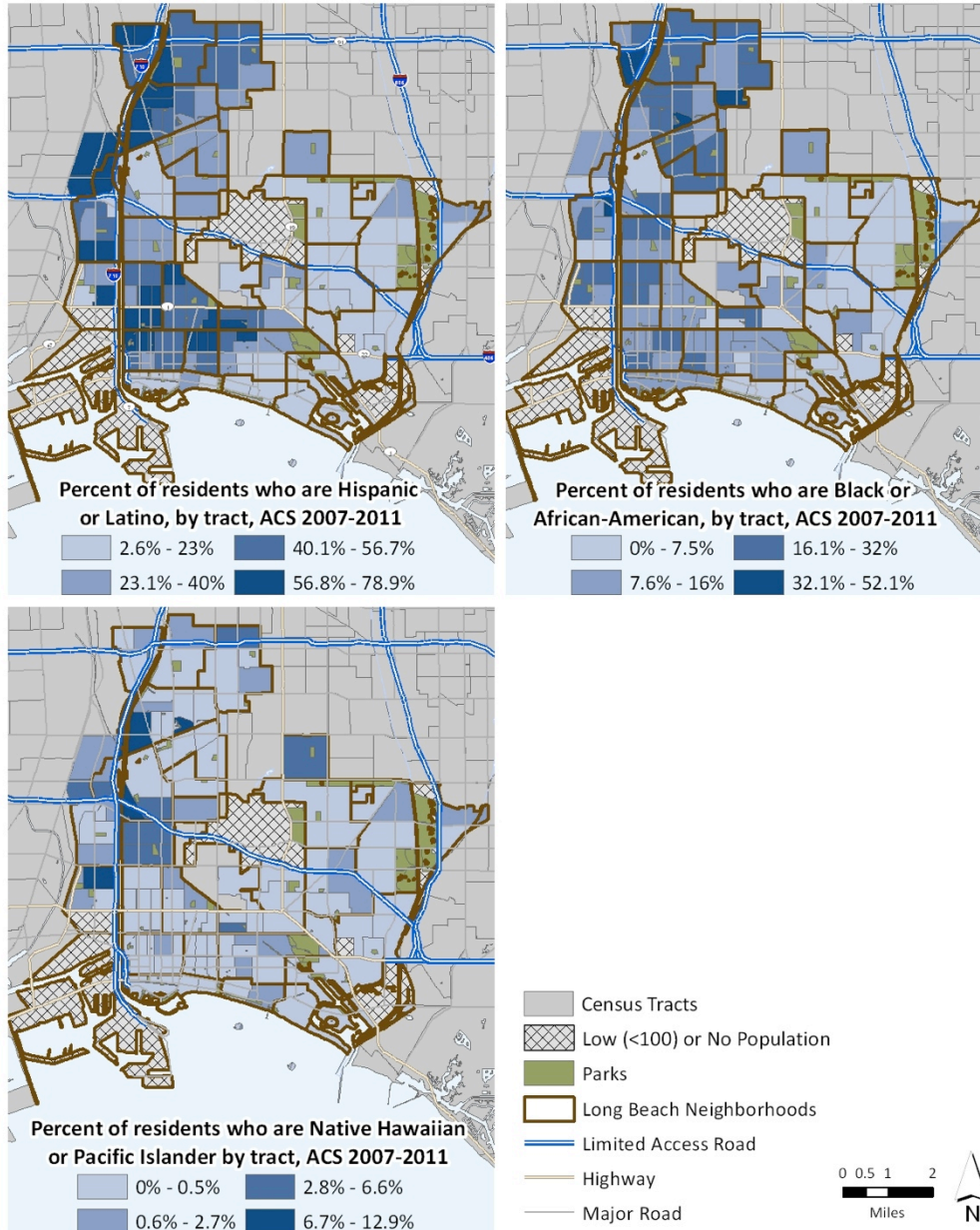
Pockets of Native Hawaiian and Pacific Islander (NHPI) residents are found on the western side of the city in parts of West and North Long Beach, as well as the Los Cerritos neighborhood in Central Long Beach. There is a high concentration of Filipino residents in particular in the West Long Beach area near the Silverado Park and Wrigley Heights neighborhoods.

Immigrant populations often have larger family sizes than native-born groups. Data from the 2010 U.S. Census indicates that Hispanic/ Latino households in Long Beach have, on average, the largest household size (3.73), followed by Asian households (3.2), whereas White households had the smallest

(2.08). Household size is a factor that must be considered by the city in terms of the type and size of housing that is needed.²¹

Figure 3. Hispanic, African-American and NHPI Residents in Long Beach, CA

Hispanic, African-American and NHPI Residents in Long Beach, CA



Income

For individuals, income is one of the strongest and most consistent predictors of health and disease in the public health research literature.²² Nationally, individuals with the lowest average family incomes (\$15,000-\$20,000) are three times more likely to die prematurely as those with higher family incomes (greater than \$70,000). It has also been shown that every additional \$12,500 in household income buys one year of life expectancy (up to an income of \$150,000). Poorer adults are also three times as likely to

have a chronic disease that limits their activity; twice as likely to have diabetes, and are nearly 50% as likely to die of heart disease compared to adults with higher incomes.²³

Factors that contribute to people living in poverty include low levels of education, inadequate job skills, unemployment or underemployment at minimum wage, and language barriers. Poverty imposes many difficult issues on residents and families, including living in overcrowded and substandard housing, overpaying for housing, and inadequate income to provide for basic necessities such as food, clothing and healthcare.²⁴

Household Incomes in Long Beach¹⁶

The median annual household income in Long Beach is \$52,945. The map below displays median household incomes in Long Beach as percentage of the area median (household) income (AMI), highlighting the following:

- Areas where Very Low Income and Low Income residents are concentrated overlap with neighborhoods where there are more non-White than White residents. Neighborhoods with a high concentration of Very Low Income (31% - 50% of AMI) residents include parts of Central Long Beach, Downtown, Poly High and South Wrigley in Central Long Beach and West Long Beach. It should be noted that the dark blue T-shaped census tract on the eastern side of the city is the Cal State Long Beach campus, which has a high proportion of low-income student residents.
- Low Income areas (51% to 80% of AMI) are located throughout West and Southwest Long Beach, and are often surrounded by Moderate Income tracts.

Moderate income areas (81% to 120% of AMI) often form buffer zones between Low Income and Above Moderate Income areas (120.1% - 209.1%). Most Above Moderate Income neighborhoods are located in East Long Beach, though some can also be found in the northwest part of Central Long Beach. For the most part, these areas either have a high percentage of White residents or a high percentage of Asian/Pacific Islander residents.

Figure 4. Median Household Income by Race/Ethnicity in Long Beach, 2007-2011¹⁶

Looking at income in terms of race/ ethnicity in Long Beach, African-Americans and Hispanic/ Latino residents have, on average, the lowest household incomes in the city and the highest rates of poverty, whereas Whites have the highest household incomes and the lowest rates of poverty. Data from the Long Beach Department of Health and Human Services indicates that there are higher levels of poverty for individuals as well as families in Long Beach when compared with Los Angeles County and the State of California.⁶

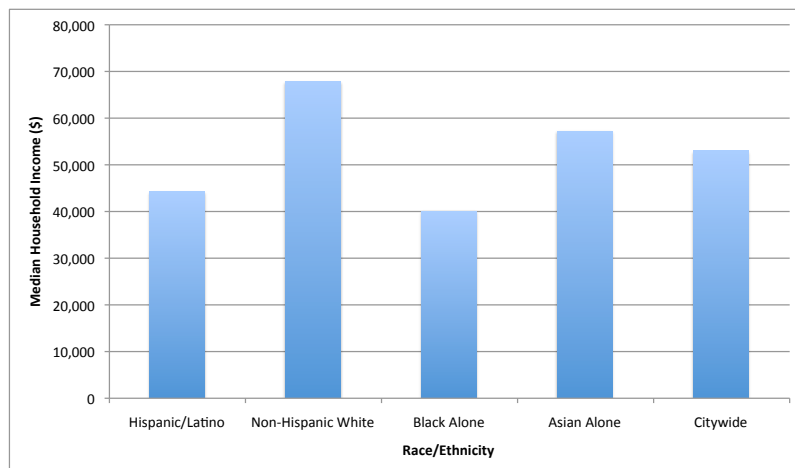
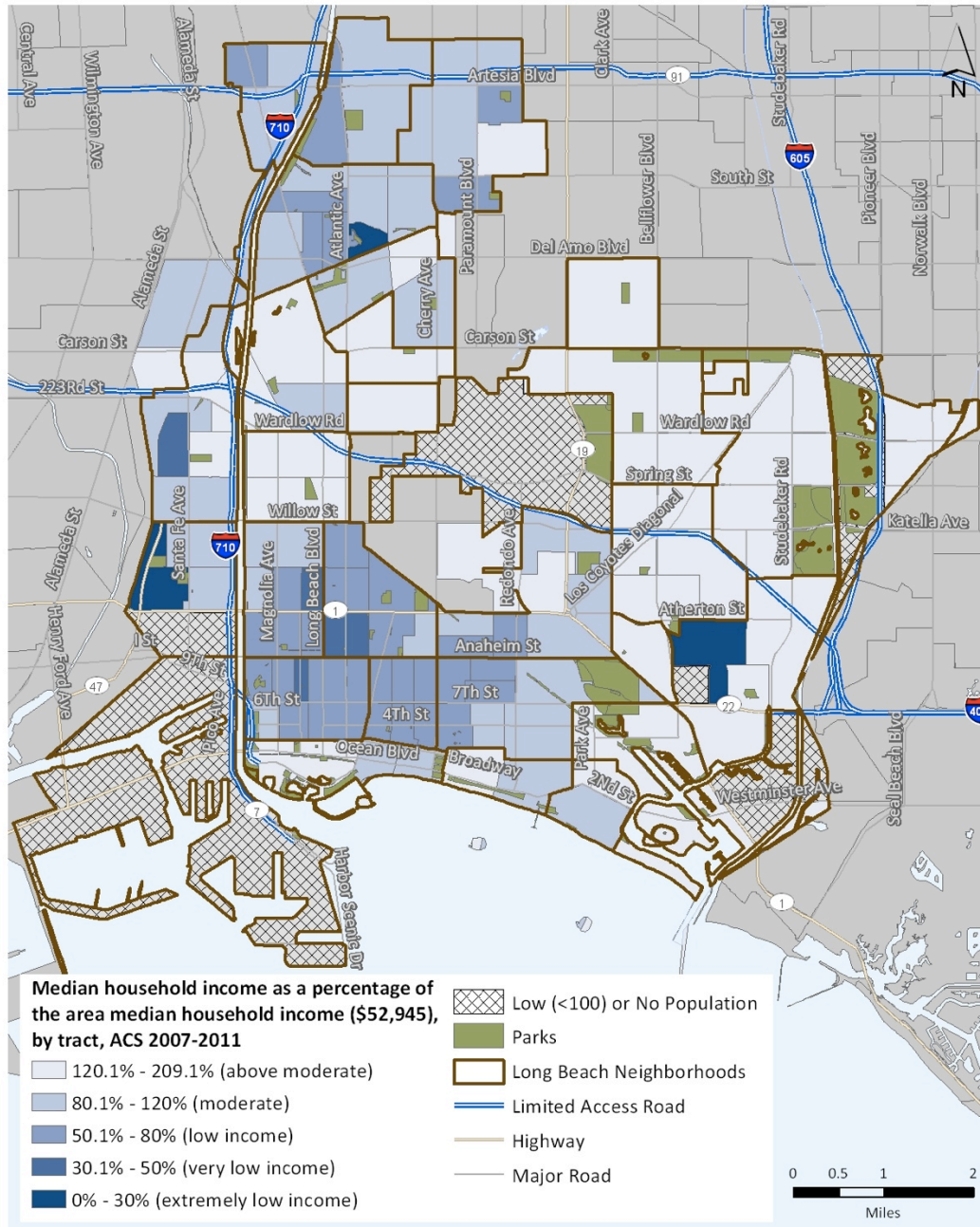


Figure 5. Household Income in Long Beach, CA

Household Income in Long Beach, CA

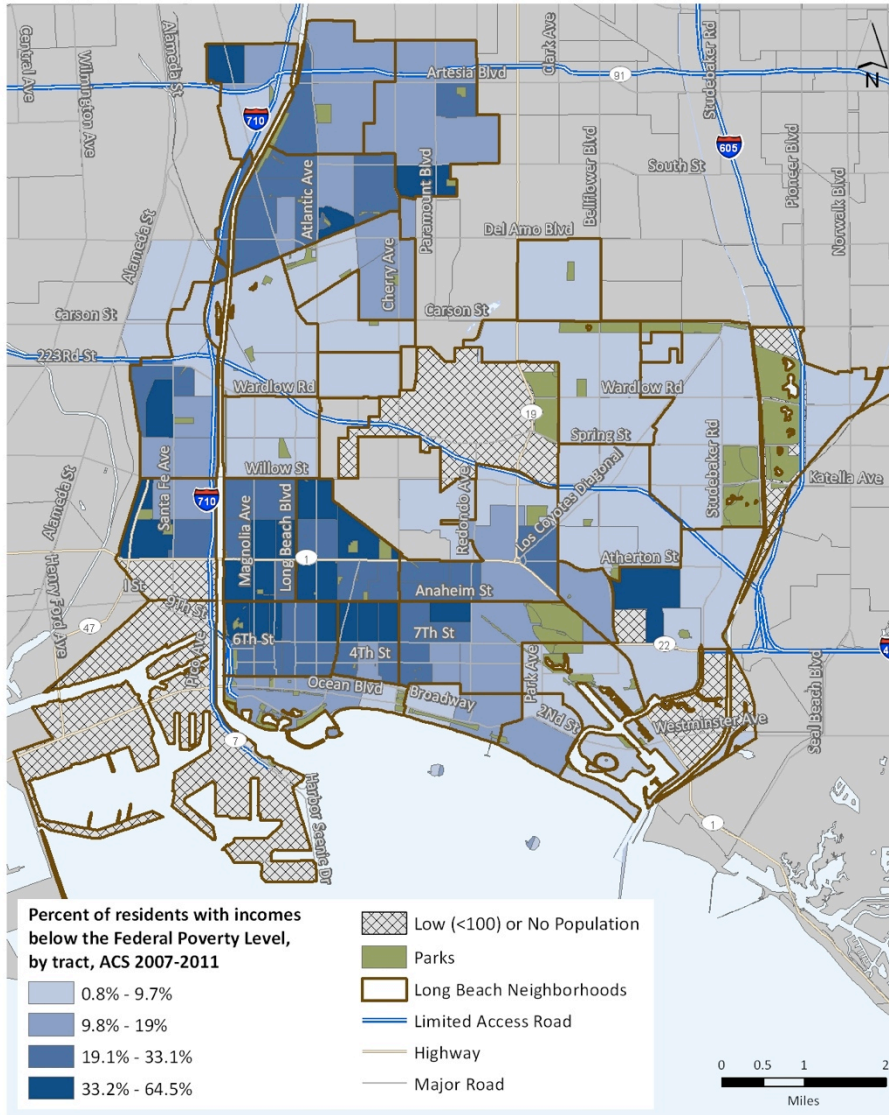


An additional way to measure levels of income among Long Beach residents is to look at the percentage of households earning below what is considered to be the Federal Poverty Level (FPL). In 2011 the FPL for a family of four was \$22,350.²⁵ Recent data from the U.S. Census indicates that 19.4% of Long Beach residents earn incomes that are below the Federal Poverty Level, and that **25% of full-time workers earn less than \$25,000 per year.**¹⁶ The FPL measure accounts for household size, whereas the calculation of median household income as a percentage of area median household income on the map above does not.

The map below shows that a higher proportion of the population in North, West, and the southern half of Central Long Beach are living below the Federal Poverty Line, while households with higher incomes reside in the East and the northern half of Central Long Beach.

Figure 6. Poverty in Long Beach, CA

Poverty in Long Beach, CA



Education

Data from the U.S. Census shows that levels of educational attainment in Long Beach are similar to those in the county overall, with about 40% of residents having completed a high school education or less, 31% having completed some college or obtained an Associate’s degree, 19% having completed a Bachelor’s degree, and 9.9% having completed an advanced degree. Across the board, for these measures, Latinos in Long Beach have the lowest levels of education. The highest percentage of those

with some college is African Americans, and Whites have the highest percentage of residents with a Bachelor's degree or higher.¹⁵

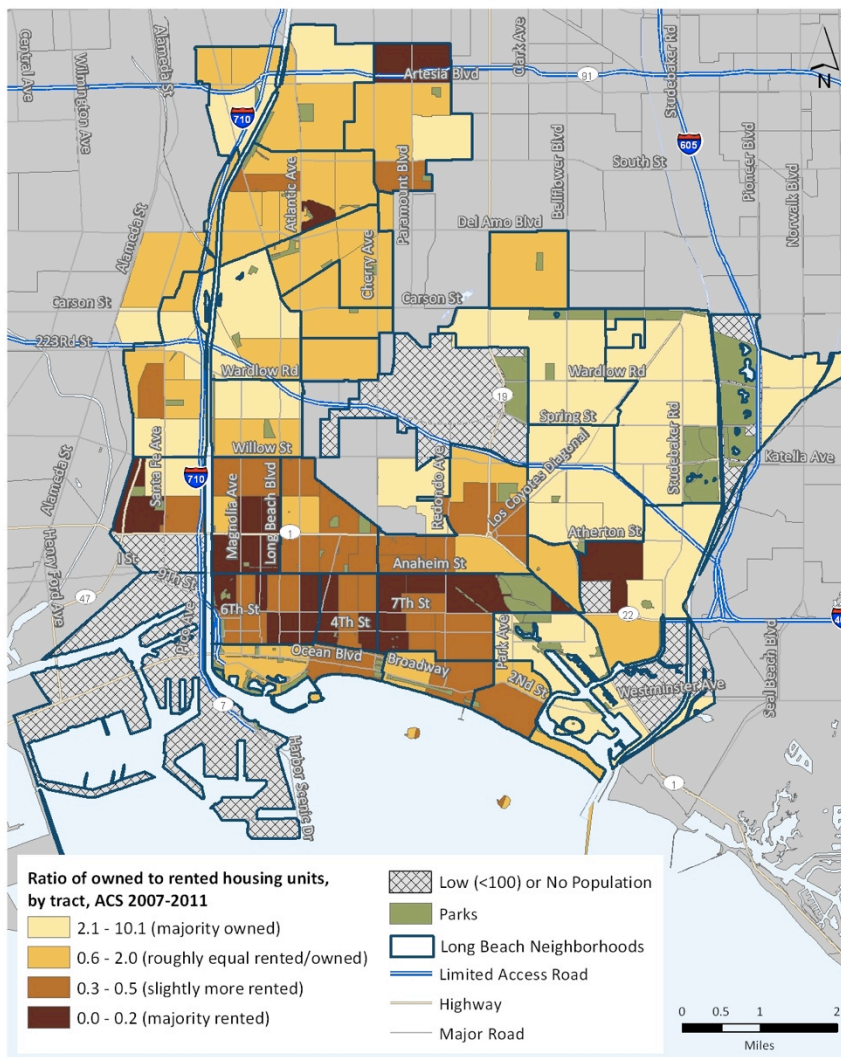
Housing Tenure

The map below highlights the following about housing tenure in Long Beach:

- Areas with significantly more renter-occupied housing units include parts of North Long Beach, and southern parts of Central, East and West Long Beach.
- Neighborhoods with a majority of owner-occupied housing include East Long Beach and the Los Cerritos (where the majority of residents are White), and the area directly west of the Airport (West Long Beach and North Wrigley in Central Long Beach), which are home to a high percentage of Asian, Pacific Islander, and Hispanic/Latino residents.

Figure 7. Ratio of Owned to Rented Housing in Long Beach, CA

Ratio of Owned to Rented Housing in Long Beach, CA



In 2010 Census data indicates that homeowners in Long Beach earn on average more than twice that of renters (\$87,305 vs. \$37,480). Data from the Census also shows that in terms of race/ ethnicity and housing tenure, all populations in Long Beach except for Whites have a higher percentage of renters vs. owners. **The highest percentage of renters in Long Beach is African Americans (74.9%) followed by Latinos (69.2%), and the highest percentage of homeowners are Asian and White residents (40.6% and 56.6% respectively).**¹⁵

Current Health Conditions in Long Beach

For more detail about the data findings presented in this section, see Appendix C

Long Beach and the County of Los Angeles

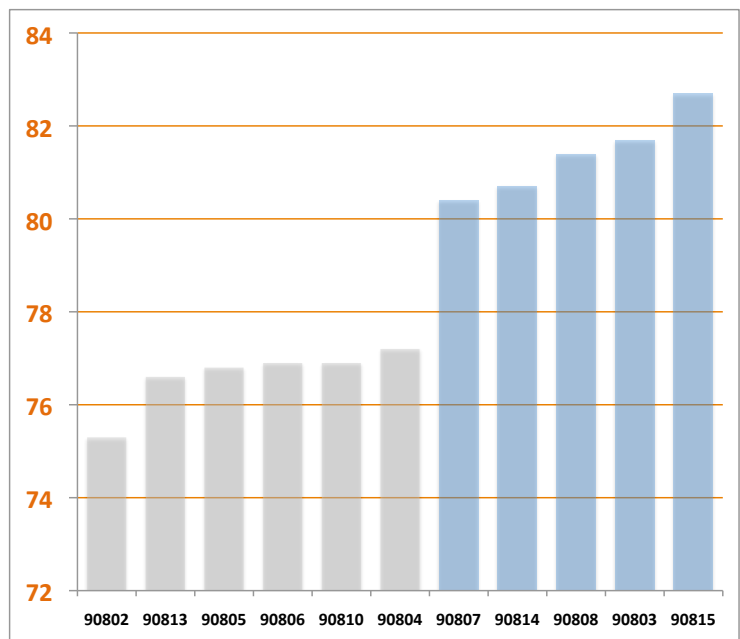
The City of Long Beach and Los Angeles County report similar overall health outcomes, including leading causes of death (i.e., coronary heart disease, lung cancer, stroke and emphysema) and similar percentages of the population report their health to be fair or poor.^{26,27} However, Long Beach has substantially higher prevalence of asthma (13.3% vs. 9.0% in the County overall) and somewhat higher levels of lung cancer and emphysema deaths, diabetes and hypertension diagnoses, and anxiety and depression diagnoses.^{26,27} It is estimated that 15% of children in Long Beach have asthma, and according to nurses in the Long Beach Unified School District, asthma is the leading cause of missed school days.²⁸

A Tale of Two Cities

Health statistics for Long Beach overall can mask health disparities that are prevalent among the City's different populations and geographies. This is shown most strikingly by a **life span difference of close to seven years between the zip codes in the city with the highest life expectancy and those with the lowest.**^{6,29} The areas within the City of Long Beach where populations with the lowest life expectancies reside are Downtown, Central LB, West and North LB (zip codes 90802, 90813, 90805, 90810, 90804); many of these are also areas with a high percentage of lower income and non-white residents. The same neighborhoods where life expectancy is lowest also stand out in that they have some of the highest prevalence of chronic diseases and other indicators of poor health in the City of Long Beach, such as:

- **High rates of childhood obesity** (in zip codes 90804, 90805, 90813, 90806, 90802) in southern East Long Beach, North Long Beach, southern Central Long Beach, and Downtown.⁶
- **High rates of hospitalization for mental illness** (zip codes 90802, 90813, 90804, 90807, 90805) in North, Downtown and Central Long Beach.⁶
- **A high percentage of adults who have been diagnosed with diabetes** (zip codes 90813, 90810, 90805, 90806, 90804) in the area around Signal Hill, as well as West Long Beach.⁶
- Zip code 90813 in Downtown Long Beach has the **highest hospitalization rate for heart disease**, and 90814 has the lowest.⁶

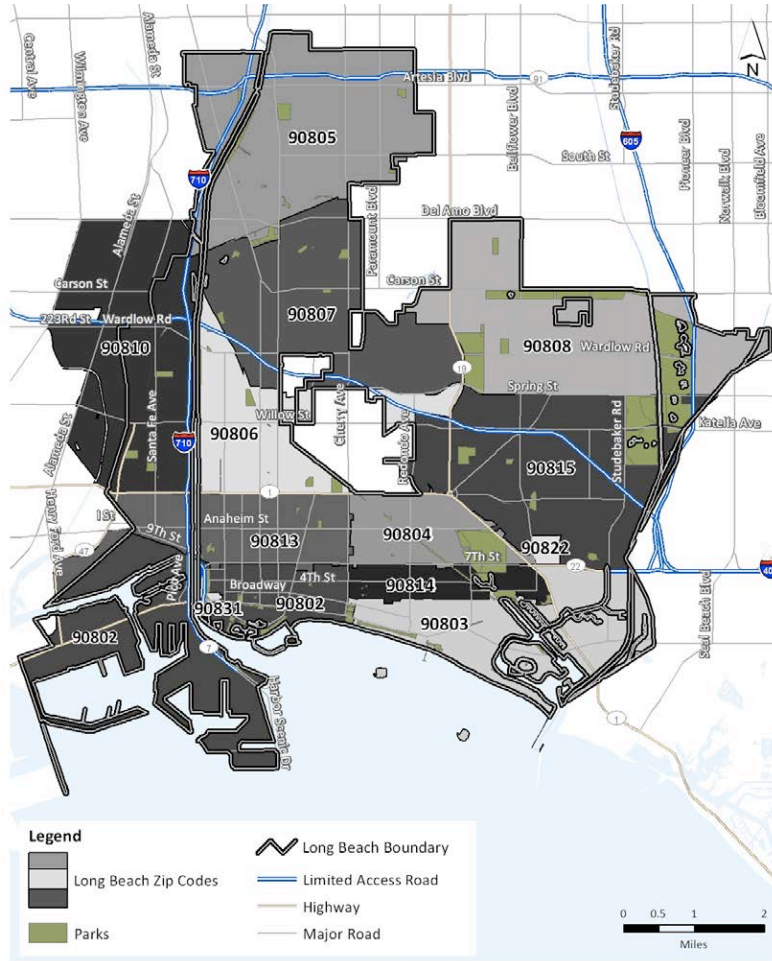
Figure 8. Life Expectancy of Long Beach Residents, by ZIP Code



Although rates of asthma are higher in all areas of Long Beach than in the county and the state, the highest rates of asthma within the city can be found in zip codes 90815, 90807, 90808 – which correspond to Central and East Long Beach, and interestingly are among the city’s zip codes with the highest life expectancy.⁶

Figure 9. Zip Codes in Long Beach, CA

Zip Codes in Long Beach, CA



Central and West Long Beach

As indicated above, residents in Central and West Long Beach have among the poorest health outcomes in the City of Long Beach. In 2009, hundreds of residents in this neighborhood participated in the California Health Interview Survey. The survey’s findings show the following about health and well-being in this particular area:

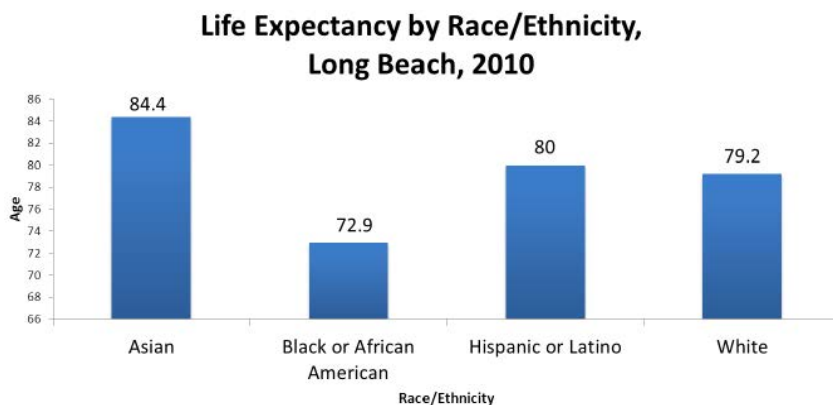
- **Nearly twice as many adults in Central and West Long Beach reported fair/poor health (37%) compared to adults in the county (18%) and state (16%).¹⁷ However, only four percent of children in the area reported fair/poor health (compared to 8% in the County and 7% in the state).¹⁷**

- **The percentage of adults who are obese, and the percentage of teens who were overweight and obese is more than twice that in Los Angeles County or in the state overall.**^{f,17} According to the Centers for Disease Control (CDC), in a healthy population only 5% of the students should be classified as Obese, and 10% as Overweight.³⁰ In Central and West Long Beach, 70% of teens (ages 12-17) were overweight and obese.
- A lower percentage of children in Central and West Long Beach were physically active than in the county and the state.¹⁷ However, the survey indicated that a higher percentage of adults engaged in regular physical activity compared to the county and the state.¹⁷
- A slightly **higher percent of adults in Central and West Long Beach have experienced severe psychological distress** in the past year, compared to the population in the county and the state.¹⁷

Health and Ethnicity in Long Beach

There are major health disparities along the lines of race and ethnicity in Long Beach. **In 2010, life expectancy for African Americans in Long Beach was more than 11 years less than for Asian residents.**⁶

Figure 10. Life Expectancy by Race/Ethnicity, Long Beach, 2010



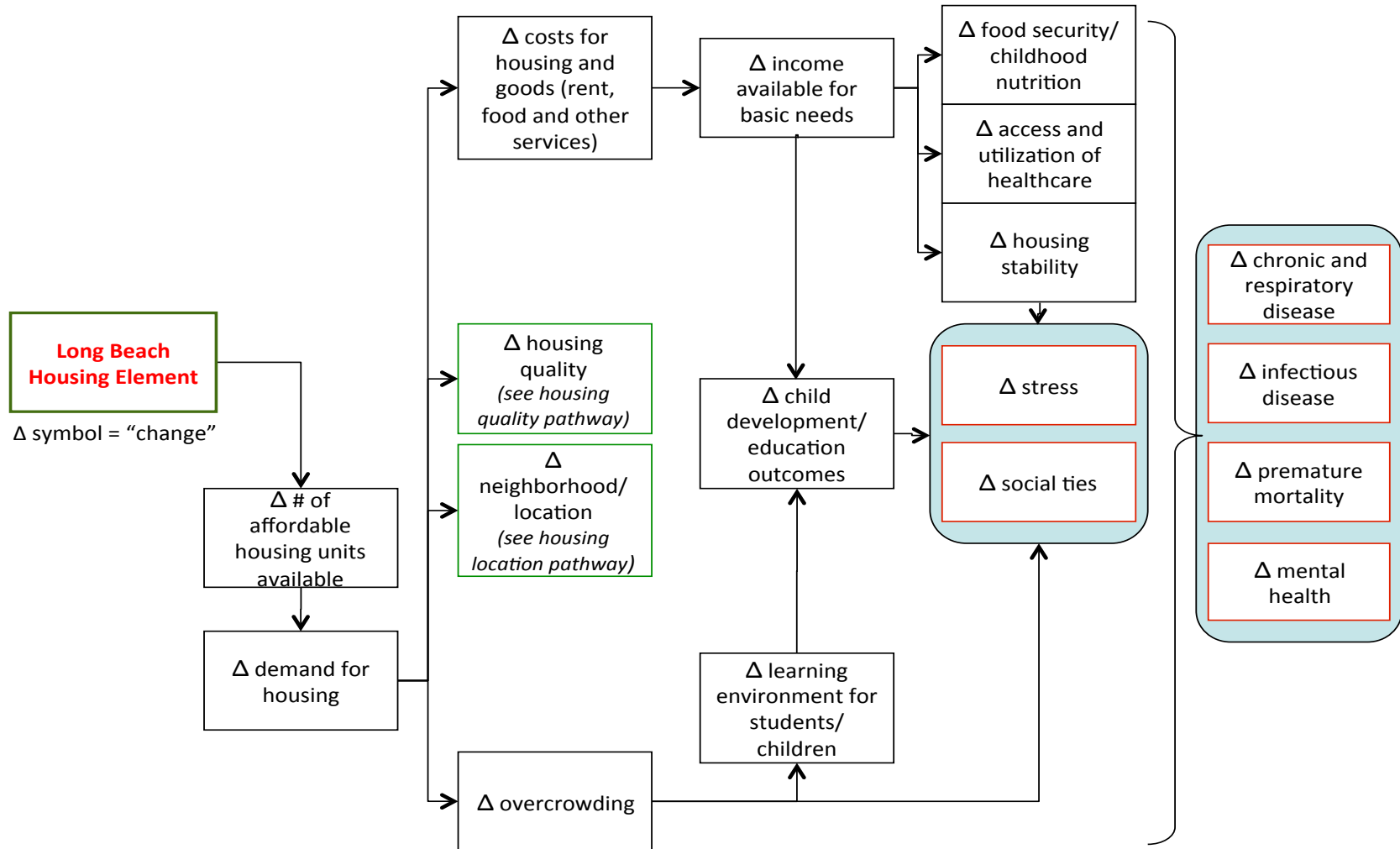
African Americans in particular, as well as Latinos suffer some of the worst health outcomes in Long Beach:

- **Rates of death for diabetes are highest for African Americans and Latinos.**^{15 26}
- **African Americans have over twice the hospitalization rates for heart disease, and nearly four times the hospitalization rate for asthma** compared to other ethnicities in Long Beach.⁶
- **Homicide accounts for nearly 50% of the deaths caused by external factors among African Americans in Long Beach.**¹⁵
- **The group with the largest percentage of students who are obese (31%) are Latinos. African American students were next at 28%, and Asians and Whites had the lowest percentages at 17% and 15%, respectively.**³⁰

^f It should be noted, however, that the survey found that the percentage of adults in Central and West Long Beach who were overweight was lower (23%) than in the county (30%) and the state (32%).

Figure 11. Impacts of the HE on Housing Affordability and Health

Impacts of the HE on Housing Affordability & Health



Housing Affordability

Housing Affordability and Health

Assuring the availability of decent and affordable housing for residents of all social and economic groups in Long Beach is an important goal that is stated in the draft 2013-2021 Housing Element. Household income is the most important factor affecting housing opportunity, determining a family's ability 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.⁸ If the amount of affordable housing available in Long Beach does not meet demand, residents are likely to experience the following effects to their health, or factors that impact health outcomes:

- *Reduced resources for other goods and services.* Spending a high proportion of income on rent or a mortgage means fewer resources for heating, transportation, health care, childcare and food. Studies show that high housing costs relative to income threaten food and financial security, and lead to displacement.³¹ There are significant associations between high housing costs and hunger, inadequate childhood nutrition, and poor childhood growth.³²⁻³⁴
- *Housing instability.* Residential stability has been identified as one of the most important predictors of community health.^{23,35,36} The search for affordable quality homes often results in frequent moves for families.³⁷⁻³⁹ People with housing instability have poorer access to health care and higher rates of acute health care utilization than other populations with stable housing.⁴⁰
- *Overcrowded living conditions.* High housing costs relative to income can lead to overcrowded living conditions and acceptance of substandard housing conditions.³¹ Overcrowding can lead to higher risks for mortality, infectious disease, poor child development and school performance, poorer self-rated health, increased stress, noise, and fires, poor mental health, developmental delay, heart disease, and even short stature.⁴¹⁻⁴⁴ Overcrowding also tends to result in deterioration of homes and a shortage of on-site parking.⁸
- *Compromised educational outcomes.* The long work hours that parents must put in to pay for rent often result in limited transportation options for students to get to school.^{37,45} Teenagers may have to work to supplement family income. Overcrowded homes can over stimulate children and lead to withdrawal, psychological distress, decreased motivation, patterns of helplessness, and behavioral problems.⁴⁶
- *Chronic stress.* Each of the impacts above can lead to chronic stress, leaving residents vulnerable to a variety of stress-related health problems. Research suggests that chronic stress is strongly linked to development of hypertension and other chronic diseases, and may cause physical, behavioral, and/or neuropsychiatric manifestations, such as anxiety or depression; cardiovascular phenomena, such as hypertension; metabolic disorders, such as obesity, type-2 diabetes, and cardiovascular disease; osteopenia and osteoporosis; and sleep disorders, such as insomnia or excessive daytime sleepiness.^{47,48}

For more detail and citations from literature supporting the summary above, please see Appendix D. Below we explore what is known about the specific circumstances of the City of Long Beach in regards to housing affordability.

Housing Affordability in Long Beach

Based on overall Fair Market Rents in Los Angeles/Long Beach, a worker earning the minimum wage of \$8.00/ hour would have to work 137 hours per week in order to afford to rent a 2-bedroom unit in Long Beach.^g The highest rents in the City of Long Beach can be found in the zip codes 90815, 90808, and 90803, which are all in East Long Beach; meanwhile, the lowest rents were in zip codes 90813, 90802, 90806 and 90810, which are in Downtown Central and West Long Beach.⁴⁹

Housing Cost Burden⁵⁰

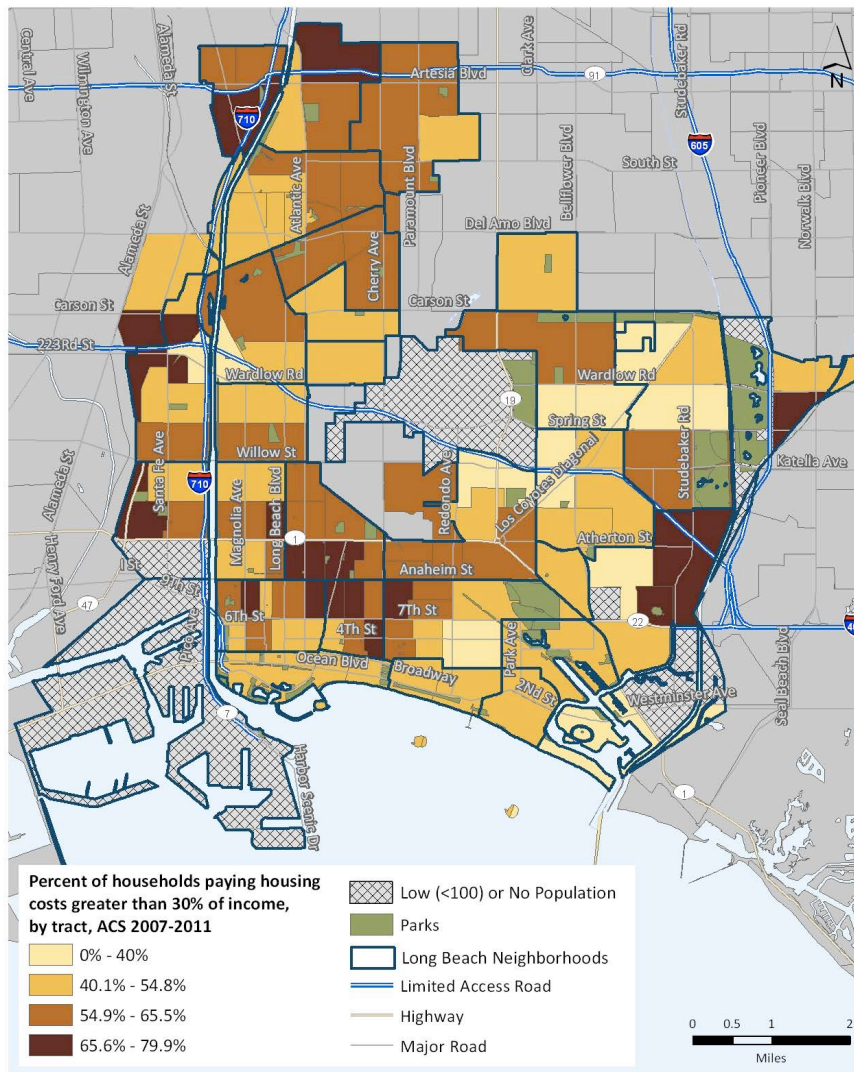
Federal and state housing agencies say that housing is affordable if the renters or owners spend less than 30% of household annual income on housing costs. This percentage recognizes that—with housing costs at or below 30%—a person will be able to afford basic living expenses like food, clothing, and medical care.

Lower income households have less income to spend on housing, and as a result often face a greater incidence of overpayment, overcrowding and occupying a smaller than needed or substandard unit.⁸ Approximately half of Long Beach residents - **56% of renters and 44% of homeowners – spend more than 30% of their income on rent or homeowner costs.**¹⁶ Among renters, forty-seven percent pay over 35% of their income on rent.¹⁰ Lower income residents are hit particularly hard in Long Beach. An estimated 67% of extremely low-income renters, 30% of low-income renters and 62% of extremely low-income homeowners in Long Beach spend *more than half* of their income on housing costs.⁵¹

^g See Appendix D for more detail on the calculation of housing wage as a percent of minimum wage

Figure 12. Housing Cost Burden in Long Beach, CA

Housing Cost Burden in Long Beach, CA



Data from the U.S. Census indicates that among both homeowners and renters, a higher percentage of lower income households in Long Beach are burdened by housing costs (i.e. paying greater than 30% of income on housing costs). However, for households earning less than \$35,000 per year, the proportion of renters that are overburdened with housing costs is higher than homeowners in that same income bracket.¹⁶ For Long Beach homeowners, the data shows that higher levels of household income is actually associated with a higher prevalence of housing cost burden, whereas we see the inverse for housing cost burden in renter households. Again, this trend is likely a result of higher income households purchasing expensive homes (such as in East Long Beach).

Figure 13. Housing Cost Burden and Annual Household Income in Long Beach¹⁶



The draft Housing Element notes that housing problems (e.g., cost burden, overcrowding, or substandard housing condition) experienced by Long Beach households vary according to household income, type, and tenure. In general, renter-households in Long Beach have a higher level of housing problems compared to owner-households. Between 2005 and 2009, 86% of the City’s extremely low income households and 82% of very low income households experienced one or more housing problems.⁸

Capacity for Home Ownership

Many who work in Long Beach cannot afford to buy a home there, particularly populations with lower levels of household income.⁸ Rates of homeownership in Long Beach are relatively low in comparison to both the County and the State, and are particularly low among African-American and Hispanic residents.⁸ Currently, **the median sales price of housing units is approximately \$240,000 higher than what a person earning median income can afford.**^h The current median home sales price is comparable with that in Los Angeles County overall, and can reach nearly \$1 million in neighborhoods such as Belmont Shore in East Long Beach. High overall home costs may be due to the surge in home prices in Long Beach from May 1996 to February 2006, which have since declined somewhat.⁵²

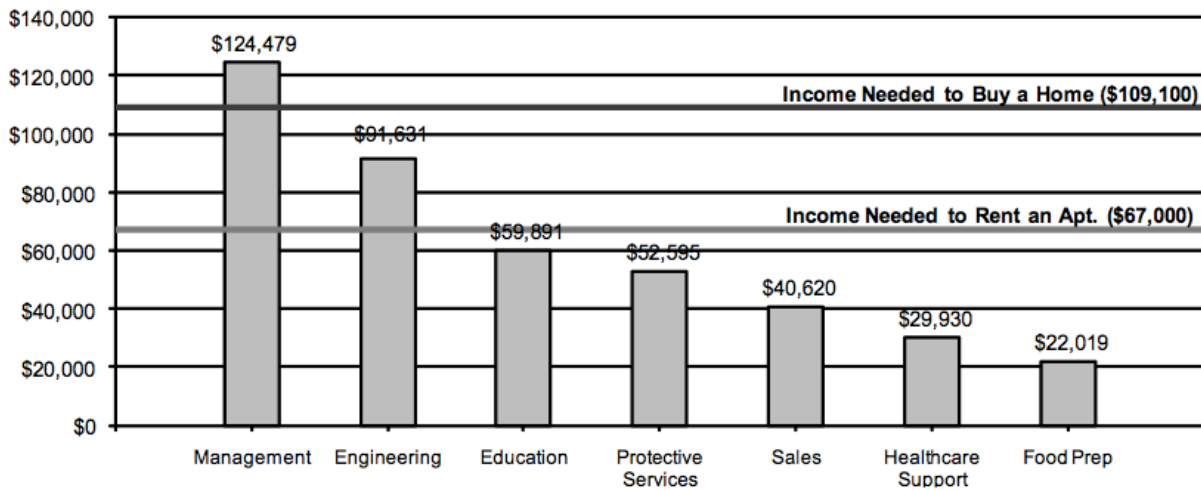
Notably, home values and median incomes in Long Beach vary greatly by neighborhood.¹⁶ In lower income neighborhoods such as Poly High in Central Long Beach, those earning the median income of \$33,087 could only afford to buy a home priced at \$147,585. Few, if any, houses are available at this price range, and are likely to be of substandard quality or in undesirable locations.ⁱ

^h According to the US Census, the median value of a home in Long Beach is \$478,000, and the purchasing capacity of a Long Beach resident earning the median household income is \$236,162.

ⁱ See Appendix D for more detail on the calculation of Housing Purchasing Capacity

The following figure shows income needed to afford housing in Long Beach compared with levels of household income.⁸

Figure 14. Income Needed to Afford Housing in Long Beach Compared to Household Income



Sources: State Employment Development Department, 2012; and Veronica Tam and Associates, 2013.

Homelessness

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.⁸ Long Beach has a large homeless population that in recent years has surpassed County numbers.²⁷ The Long Beach Department of Health and Human Services estimated that **in 2013 there were 4,387 homeless persons in Long Beach, 12% of whom are children.** Thirty-five percent of the homeless population in Long Beach is African American, and 38% are White.⁸

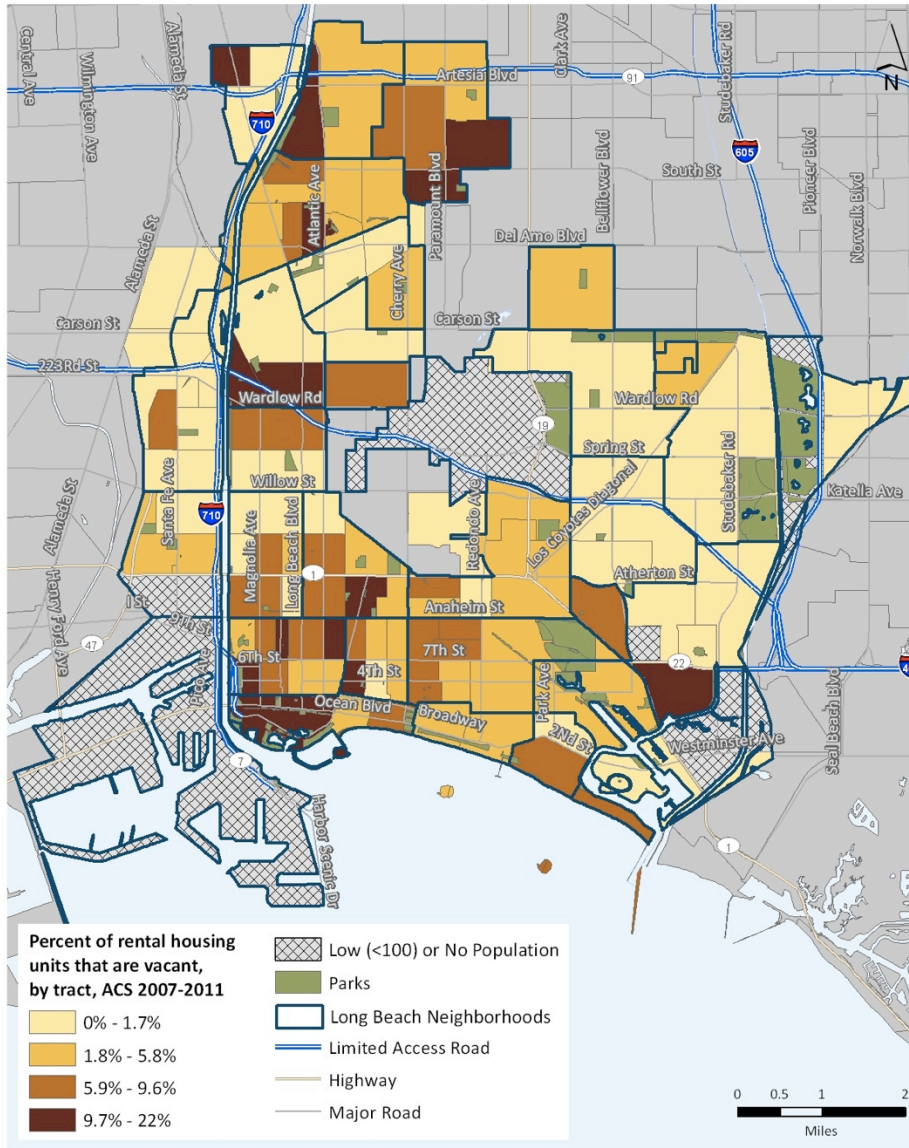
Housing Demand

Since the 1990s the increase in housing stock has not kept pace with the City's population growth. For example, the City of Long Beach's 2005-2010 Consolidated Plan notes that in the decade prior, the population in Long Beach increased 7.5%, but new housing increased by less than 1%.²⁴ This has resulted in fewer vacancies, upward pressure on housing prices, and more people crowded into too few housing units.⁵³ Lack of housing supply is a particularly critical issue for the City's large-renter households (needing three or more bedroom units), where demand is twice what can currently be accommodated in Long Beach.⁸ Estimates from the 2007-2011 U.S. Census indicate that the overall vacancy rate for rental housing in the City of Long Beach is 5.5%, and that the homeowner vacancy rate is 2.3%.¹⁶

Vacancy rates for all housing (rental and for sale units) vary widely within Long Beach neighborhoods. The map on the next page showing rental vacancy demonstrates similar patterns to the measure of all housing vacancy in Long Beach, with vacancies widely distributed throughout the city, and variation within individual neighborhoods. Dark shading indicates that the highest rental vacancy rates are found in the neighborhoods of Downtown, lower CSULB in East Long Beach, North Long Beach, and Poly High and Los Cerritos in Central Long Beach.

Figure 15. Rental Housing Vacancy in Long Beach, CA

Rental Housing Vacancy in Long Beach, CA



The Regional Housing Needs Assessment (RHNA) is the share of the region’s projected housing needs required by State Housing Element law which each city must accommodate. For the 2000 to 2005 RHNA construction targets, the City of Long Beach attained only 54% of their RHNA allocation for very low-income households, 42% of allocated low-income households, and 20% of moderate income households, while 767% of the above moderate income housing allocation was attained.⁵¹ **Per the RHNA for the 2008-2014 Housing Element, the City of Long Beach was tasked with producing 5,440 total affordable (Extremely/Very Low, Low and Moderate Income) units by 2014. However, from 2008-2013 only 383 affordable units (or 7% of needed affordable housing) were produced.**^{9 j k}

^j The RHNA uses January 1, 2006 population and housing data as the baseline for growth projections

^k The Regional Housing Needs Allocation Progress as reported in the 2012 Housing Element Annual Report (Exhibit A, Table B) included report of permitted units from 2006 through 2012. Including the 2006 and 2007 housing

In 2011, the City of Long Beach had an estimated 4,700 qualified families on a 10-year waiting list for its 6,261 Section 8 housing vouchers. The last time new applications were accepted for the waiting list, over 15,000 applications were received in less than 30 days.⁵⁴

Employment and Income

The Self Sufficiency Wage⁵⁵

The Self Sufficiency Wage is a measure of how much income is needed for a family of a certain composition (number of adults and children), living in a particular county to adequately meet minimal basic needs without public or private assistance. Costs taken into account in the self-sufficiency wage calculation include those that families face on a daily basis, such as housing, food, child care, health care, transportation, and other necessary spending. In contrast, the federal poverty line is based solely on the cost of food – assuming that food represents one-third of a family's budget - and does not vary by the local cost of living. For families—whether in a higher cost market like Long Beach, CA or a more affordable market—the poverty line remains equivalent in annual household earnings.

Housing is becoming increasingly unaffordable to a large proportion of residents in the City of Long Beach, when considering the prevalence of poverty among residents in the city, living costs, and trends in employment opportunities that favor lower paying jobs. Recent data from the U.S. Census shows that approximately 67.5% of the residents of Long Beach are active in the labor force, and as of January 2013 the City's unemployment rate remains above 10 percent.^{56 8}

Active employment does not always translate into economic self-sufficiency. In the Long Beach/Los Angeles County metro region, the self-sufficiency wage for two adults with one infant and one preschool-age child is \$6,600 per month (an annual post-tax income of \$79,201, or \$37.50 per hour/\$18.75 per earner, per hour). The largest expected expense for a family of this type is child-care, followed by housing costs.⁵⁵ The self sufficiency wage for this family type (as well as for just one adult with a preschool age child) is more than four times

the California minimum wage of \$8.00/ hour, and twice the median hourly wage for all occupations in the City of Long Beach (\$18.75).

The types of jobs held by residents of Long Beach have changed noticeably over the past few decades, with the proportion of residents employed in Service and Managerial/Professional occupations having increased substantially, while there has been a decrease in the number of residents employed in Production and Operator/Fabricator/Labor occupations.⁸ Service oriented occupations (i.e. (office/administration, sales, and food preparation/serving) typically pay wages that result in low and extremely low-income households.⁵⁷ National projections show that service-oriented, low-wage jobs (including those prevalent in Long Beach) are expected to experience the highest growth in coming years.⁵⁸

Overcrowding

Overcrowding, as defined by the U.S. Department of Housing and Urban Development (HUD), is having greater than 1 person per habitable room in a household, and severe overcrowding occurs when there

permits in the Regional Housing Needs Allocation Progress report would increase the numbers from 383 to 587 of the 5,440 RHNA allocated affordable units that have been permitted.

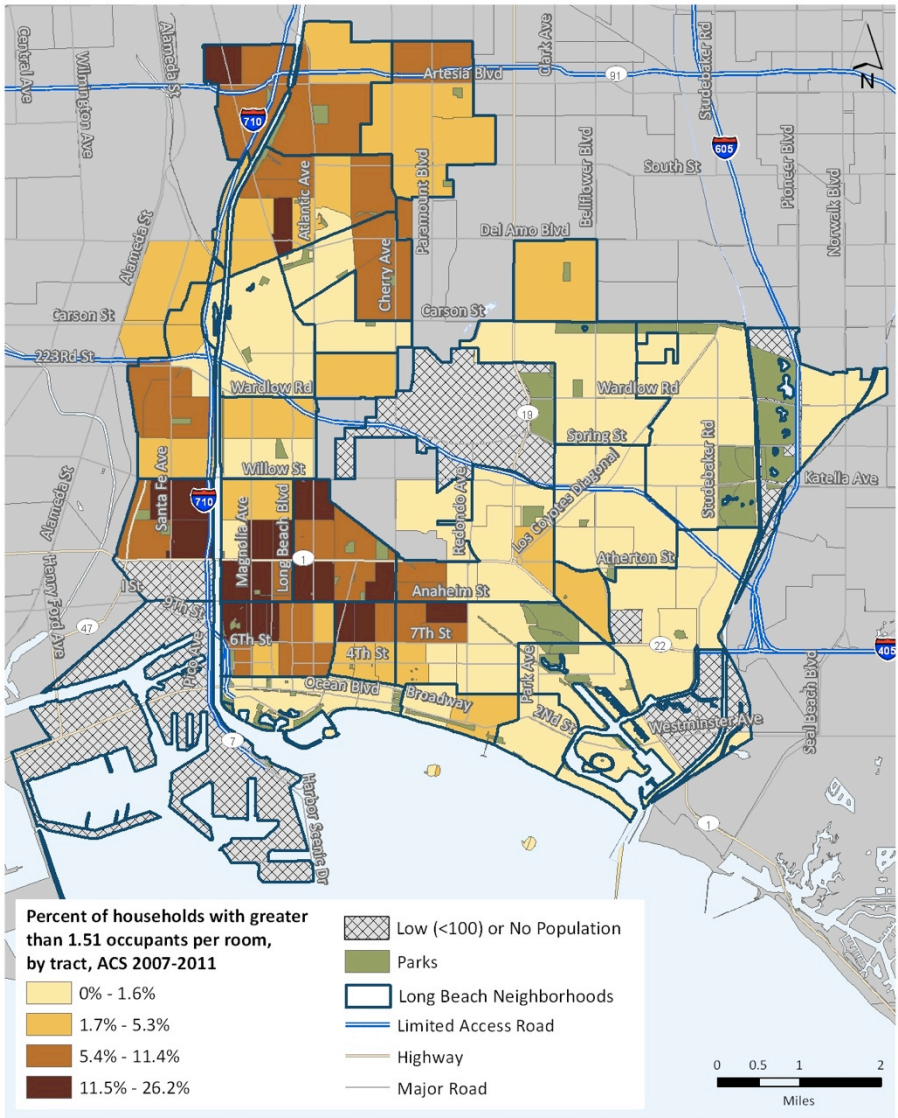
are more than 1.5 occupants per habitable room. According to the draft Housing Element, overcrowding in Long Beach is a significant issue for the City of Long Beach. Nearly 16% of renter-households and 5.9% of the owner-households in Long Beach live in overcrowded conditions, and 2% of homeowner households and 7% of renter-households are considered to be severely overcrowded.⁸

Data from the U.S. Census highlights that overcrowding is more prevalent among non-White populations in Long Beach. Over the past decades, the population in the City of Long Beach has shifted from smaller households of majority middle-class White homeowners to an increasing number of lower-income Hispanic and Asian renter households with larger families. The City's existing rental housing stock of primarily older, one and two bedroom units are of inadequate size to house this population, contributing to significant unit overcrowding and deterioration.⁸

The map on the next page shows that there are more overcrowded households in the Central and West parts of Long Beach. A high proportion of African American and Asian residents live in the northern parts of Long Beach, and in the central areas of Long Beach, like Poly High and South Wrigley in Central Long Beach, northern Downtown, and West Long Beach, there is a high percentage of Hispanic/Latino residents.

Figure 16. Overcrowded Housing in Long Beach, CA

Overcrowded Housing in Long Beach, CA



Educational Outcomes

The Long Beach Unified School District (LBUSD) has slightly higher graduation rates and lower dropout rates than school districts overall in Los Angeles County, but also had higher suspension and truancy rates than the county.

Truancy^{37-39,59}

Truancy, as defined by the State of California, is “being absent from school without a valid excuse for 3 full days in one year, or being tardy or absent more than any 30-minute period during the school day without a valid excuse on three occasions in one school year, or any combination thereof”. Truancy can contribute to lower grades, the need to repeat academic years more often, higher rates of expulsion, lower rates of graduation, delinquency, substance abuse, gang activity, and criminal behavior.

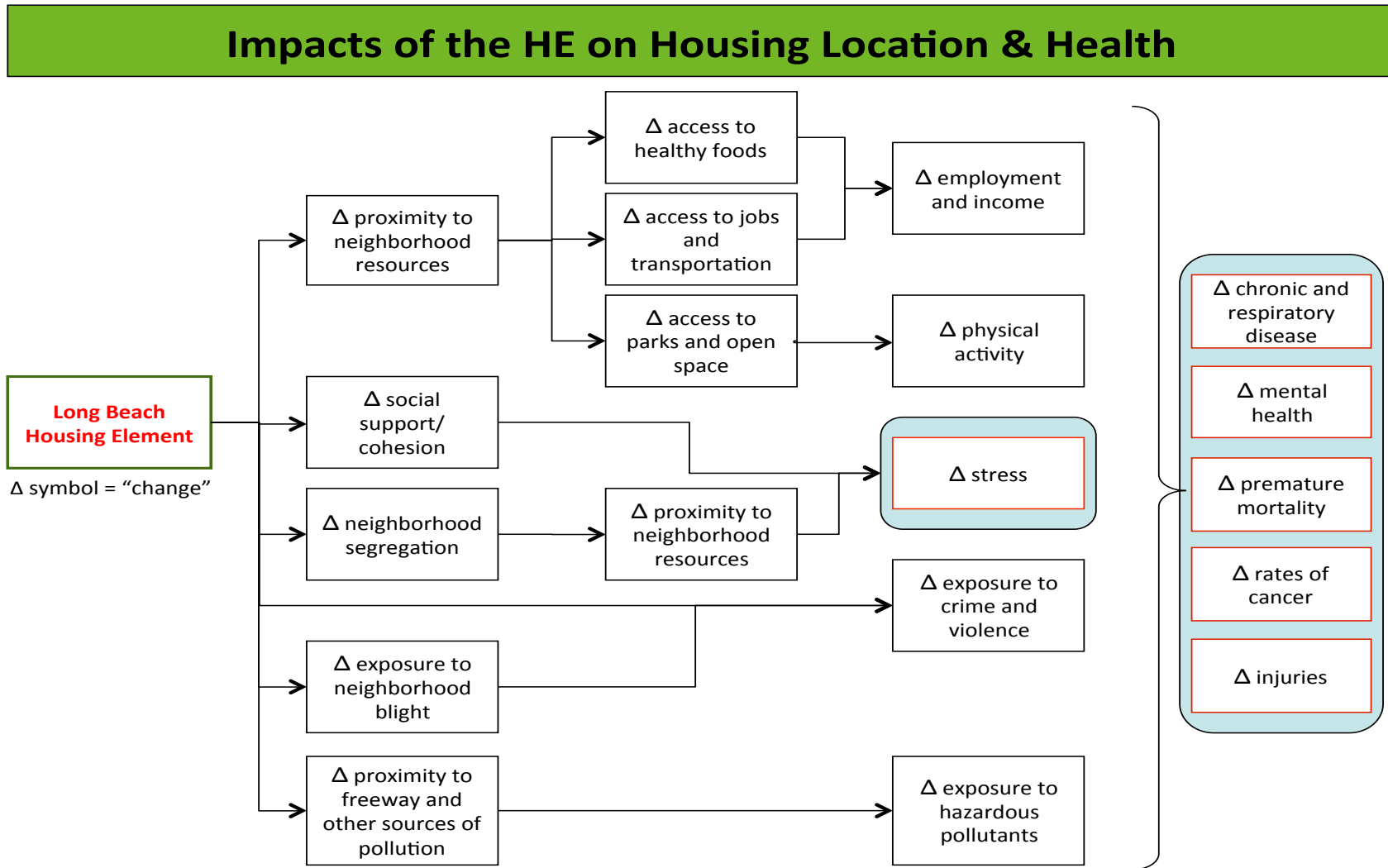
Table 1. Educational Outcomes, Long Beach and Los Angeles County, 2011-2012⁶⁰

	Long Beach Unified School District	All Los Angeles County School Districts
Graduation rate	80.2%	74.7%
Truancy Rate	43.5%	32.4%
Dropout Rate	12.7%	14.9%
Suspension rate	5.7%	4.4%

Social Support and Stress

Overcrowding and housing instability and displacement have been linked to stress for children and adults.^{31,46,61-66} Displacement and relocation can disrupt social ties and result in job loss and loss of health protective social networks.^{35,67} A 2009 survey conducted in Central and West Long Beach found that **fewer residents reported that their neighbors get along, can be trusted, and are willing to help each other in comparison with county and state estimates.**¹⁷ A more recent survey of Long Beach residents found that over 25% of respondents indicated that they or their family members felt the need to talk to someone because they were feeling sad or depressed.⁶⁸

Figure 17. Impacts of the HE on Housing Location and Health



Housing Location

Housing Location and Health

A recent survey of Long Beach residents asked respondents to report three things that would support them in living a healthier life in Long Beach. Responses included many factors associated with proximity to health promoting resources, including healthy food, cleaner neighborhoods, and safe parks.⁶⁸

Depending on where housing that is affordable to low-income or vulnerable populations is located, residents may experience the positive or detrimental effects to their health or factors that determine health. Issues impacting health related to location include:

- *Access to affordable healthy foods.* Cost has been found to be the most significant predictor of dietary choices for some people, especially for those with low-incomes, who may not be able to afford healthy food options.⁶⁹⁻⁷² A lack of supermarkets in low-income areas may create a limited selection of foods at higher prices for residents in these areas.⁷³
- *Access to transportation and jobs.* The true affordability of housing is deeply connected to its proximity to two key resources – transportation and jobs. When affordable housing is located far from jobs and requires significant transportation expenses, the actual affordability of the housing is diminished. Savings from housing that is located more than 12 to 15 miles from a job are generally outweighed by the increase in transportation expenditures.⁷⁴ Even when the absolute costs for housing and transportation are low, the relative cost burden for low-income residents remains high, emphasizing the importance to address this cost burden whenever possible.⁷⁴
- *Access to parks and open space.* People who live in close proximity to parks usually have higher levels of activity compared to those who do not.^{75,76} In addition, urban parks can provide a space for people to experience a sense of community, which increases neighborhood cohesion. However, the presence of open space and green space is not always equally distributed. In lower socioeconomic status neighborhoods, there may be fewer parks with free resources for physical activity, the playground equipment may be less attractive, they may have less equipment overall and it may be in greater need of repair.⁷⁷
- *Severity of environmental exposures.* Living in closer proximity to environmentally burdensome infrastructure such as highways, power plants, factories, or waste sites can lead to increased exposure to air, noise, and water pollution, which has serious impacts on a number of health outcomes.⁷⁸
- *Neighborhood segregation.* Frequently, affordable housing is concentrated in ethnically or economically segregated neighborhoods, which may have fewer institutional assets such as quality schools, libraries, public transit, parks, or healthcare facilities.^{79,80}
- *Blight.* Residents perceive that vacant lots attract crime, make them fearful, fracture the space between neighbors, and overshadow positive aspects of the community. Vacant lots may also be physical and mental health dangers through injury, buildup of trash, attraction of pests, and impacts on anxiety and stigma.⁸¹ Blighted urban environments contribute to social disorder/weakened social ties, vandalism, crime, drug abuse, traffic violations, and littering.⁸²⁻⁸⁸
- *Social networks.* Socially isolated people die at two or three times the rate of people with a network of social relationships and sources of emotional and instrumental support.⁸⁹ Locating affordable housing in areas that remove families and individuals from their social networks – leaving them socially isolated – could challenge their ability to manage stress and reduce stress-related illness.

For more detail and citations from literature supporting the summary above, please see Appendix E.

Below, existing data and information about the location of housing in the City of Long Beach are presented.

Proximity to health-promoting resources

Affordable Healthy Food

Nearly 40% of respondents to a Long Beach Health and Wellness Survey reported that the high cost of healthier food options prevented them from accessing healthy food.⁶⁸

Parks and Open Space

A recent survey conducted by the Los Angeles County Department of Public Health found that, similar to Los Angeles County overall, just over half of adults in the Long Beach area use local walking paths, parks and playgrounds, and that close to 15% of adults indicated that their neighborhood does not have these facilities.⁸⁰ The survey also found that easy access to a park, playground, or other safe place to play was reported for approximately 80% of children in Long Beach.

A separate survey in Central and West Long Beach found that although there was slightly higher park use among children in this area, compared to the county and state, only 1%, compared to 41% and 48% respectively, indicated that parks or playgrounds were safe for children during the day or at night.

Link to Health: Parks and Open Space^{90,91}

Parks and open spaces can serve to provide needed reprieve from everyday stressors, acting as “escape facilities” which can improve health by reducing stress and depression and improving the ability to focus, pay attention, be productive, and recover from illness. Access to public parks and recreational facilities has also been strongly linked to reductions in crime, and in particular, to reduced juvenile delinquency.

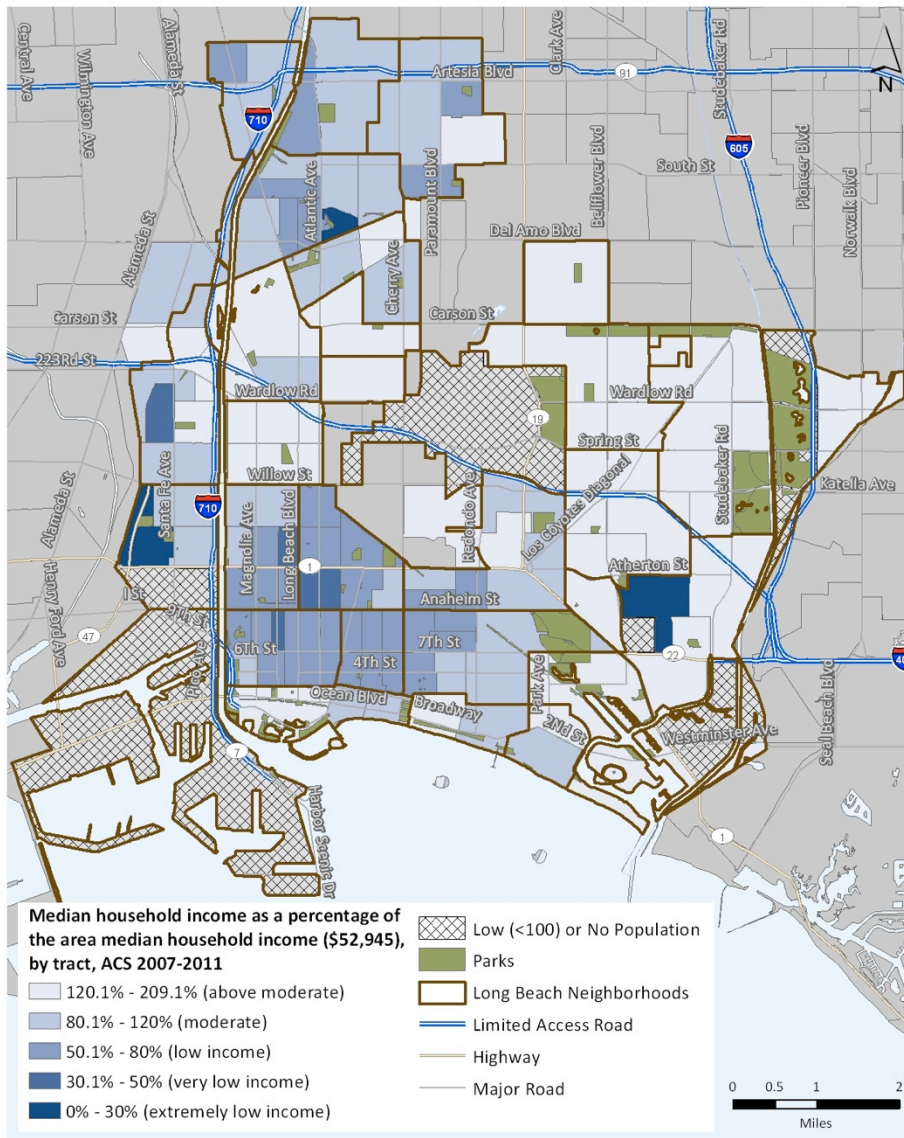
Table 2. Reported Park and Neighborhood Safety Among Children in Central/West Long Beach, LA County, and California¹⁷

	Central/West Long Beach	LA County	California
Lives near a park or playground (age 1-17)	79%	83%	84%
Used the park in the last month (age 1-17)	91%	80%	79%
Nearby park or playground is safe during the day (age 1-17)	75%	87%	90%
Nearby park or playground is safe at night (age 12-17)	1%	41%	48%

The map on the next page shows the location of parks in the City of Long Beach as well as the range of median household income in neighborhoods across the city. It is apparent from the map that the **parks are concentrated in areas of the city where household incomes are higher, thus indicating better access for higher income populations, and less park access for populations with lower incomes.** From the maps shown in the Demographics section of this report, we also know that the areas of Long Beach that are further from the parks are more heavily populated by Black and Hispanic residents.

Figure 18. Household Income in Long Beach, CA

Household Income in Long Beach, CA



Proximity to unhealthy neighborhood characteristics

Link to Health: Perceptions of Crime^{92,93}

Crime and Violence

A recent survey conducted by the Los Angeles County Department of Public Health found that adults in the Long Beach area were less likely than their counterparts in the County to perceive their neighborhood to be safe from crime.⁸⁰ A separate survey in Central and West Long Beach had similar findings, but also found that a *higher percentage* of respondents reported that children felt safe

High crime rates in neighborhoods are naturally associated with increased perceived risk of crime. When a neighborhood is socially integrated, the perception of crime risk decreases. Residents in neighborhoods with community disorder are less likely to take precautionary measures to protect against crime. The higher the perceived risk of crime, the less likely individuals are to engage in routine lifestyle activities.

in these neighborhoods than was the case for the County overall.¹⁷ A third study found that **approximately 25% of all Long Beach residents reported that there are no safe areas to either play or be physically active in their local communities. Nearly 50% of those residing in the 90813 and 90802 zip codes reported not having safe areas to play or be active**, and 25% reported that these areas were a “bad” place to be physically active.⁶⁸

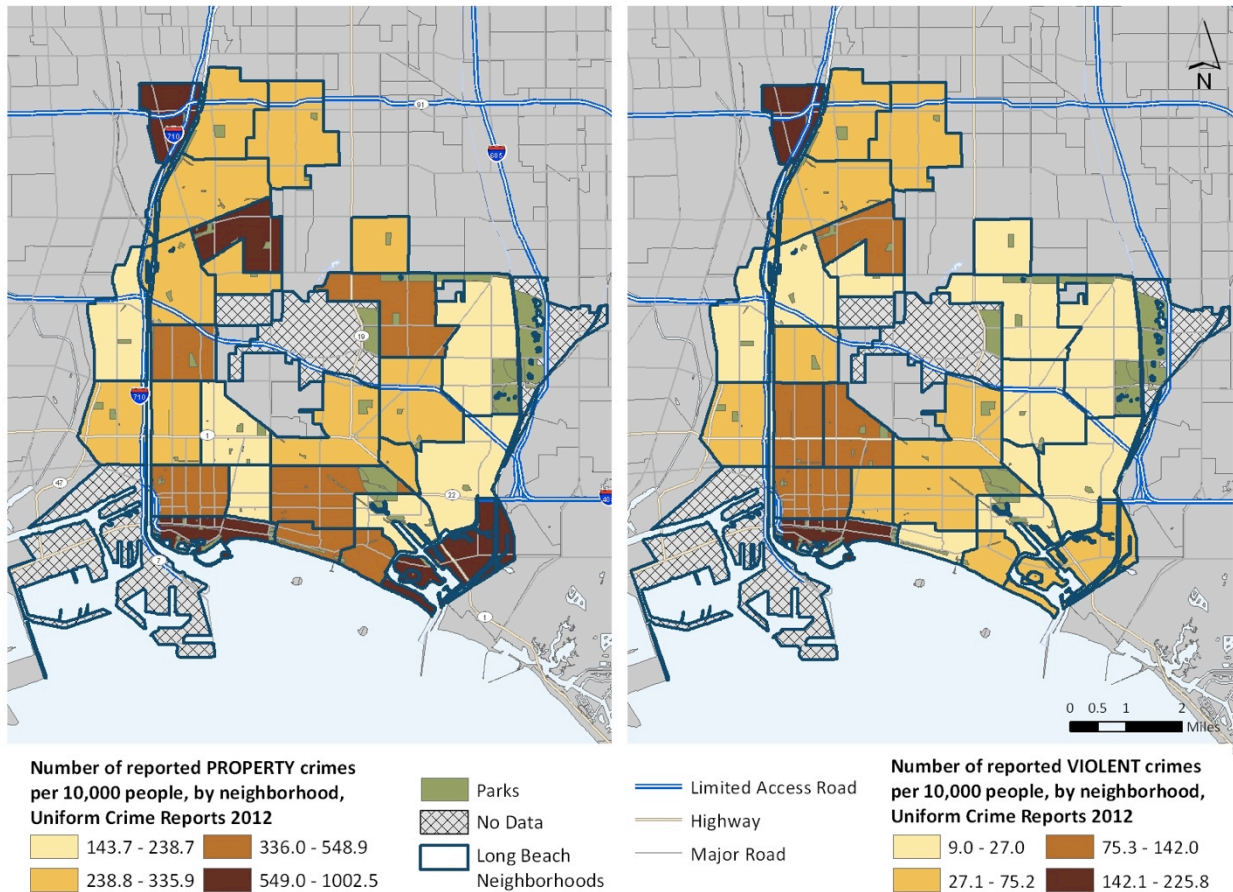
In 2012 the rate of violent crimes (homicide, assault, rape, robbery) in Long Beach ranged from a low of 9 crimes per 10,000 people in Alamos Heights, to 225.8 crimes in North-West neighborhood. The neighborhood with the highest murder rate (8.8 per 10,000) was in the North-West neighborhood.¹⁵ **Overall, the areas of North and Downtown Long Beach are exposed to the highest rates of violent crimes** – areas with a high proportion of Hispanic and Black residents. From the health outcomes data we know that homicide accounts for nearly 50% of the deaths caused by external factors among African Americans in Long Beach (see the Health Outcomes section).

Property crimes (such as burglary, theft and arson) in Long Beach are concentrated in the Downtown, Naples/ Marina, Bixby and North-West neighborhoods – which are all commercial centers of the city.

As the maps on the next page highlight, there is some overlap between the areas where the highest rates of violent crimes and property crimes take place, primarily in the Downtown and North-West Long Beach neighborhoods.

Figure 19. Crime in Long Beach, CA

Crime in Long Beach, CA



Sources of pollution

Extensive research, much of which has focused on the LA area, highlights the fact that diesel exhaust and other hazardous vehicle-related pollutants are highly concentrated near major roadways. Neighborhoods that are near these major roadways have been found to have higher rates of respiratory illness such as asthma and mortality from cardiovascular disease. In Southern California, low-income and minority children are more likely to live in areas near major roadways. Many of these neighborhoods have over two times the level of traffic density as other parts of Southern California, leaving residents in these areas at increased risk for respiratory illnesses and mortality. Older housing may increase the risk of exposure to harmful pollutants even further by allowing higher rates of pollution such as motor vehicle exhaust to enter the home.⁷⁸

The Ports of Los Angeles and Long Beach are a primary source of pollution for Long Beach residents. **From 1998-99 to 2005, the area around the Ports of Los Angeles and Long Beach saw the largest increase in risk of exposure to toxic air pollutants in the Greater Los Angeles Area.**⁹⁴

In addition to the Ports, the I-710, a major truck route for transporting goods from the Ports to the rail yards in the City of Commerce, and the I-405, one of the most congested freeways in the Los Angeles area, are major sources of pollutants such as particulate matter (PM), nitrogen oxides (NOX), sulfur oxides (SOX), and ozone (O3), all of which have known harms to health. The I-710 crosses through many

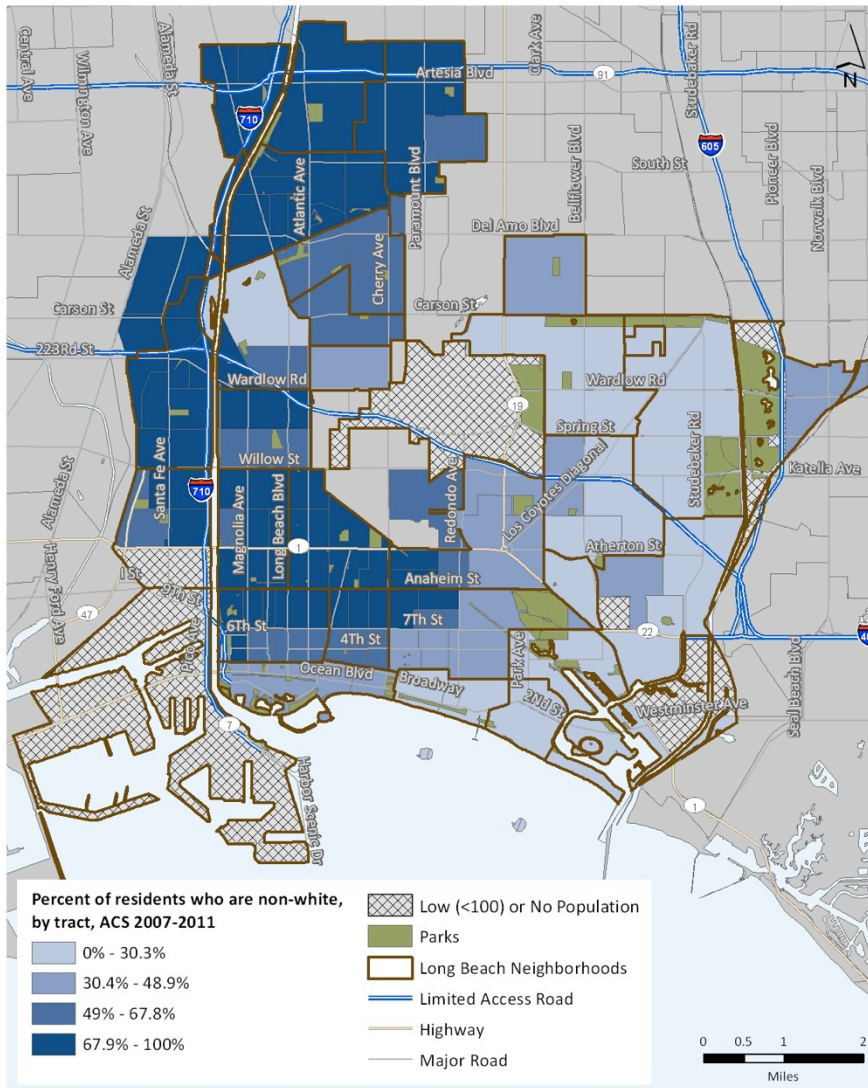
of the western neighborhoods of Long Beach, in close proximity to areas with a high concentration of Black and Hispanic residents, and the I-405 cuts through city's central neighborhoods. Other freeways in close proximity to the City of Long Beach are California State Route 91 (CA-91), which passes through the northern part of the city, and I-605 on the eastern edge of Long Beach.

Neighborhood segregation

Segregation is thought to affect health through concentrated poverty, the quality of the neighborhood environment, and the individual socioeconomic attainment of minorities. A summary of fourteen studies showed a consistently higher mortality rate for Blacks in highly segregated neighborhoods of the U.S.⁹⁵

Figure 20. Non-White Residents in Long Beach, CA

Non-White Residents in Long Beach, CA

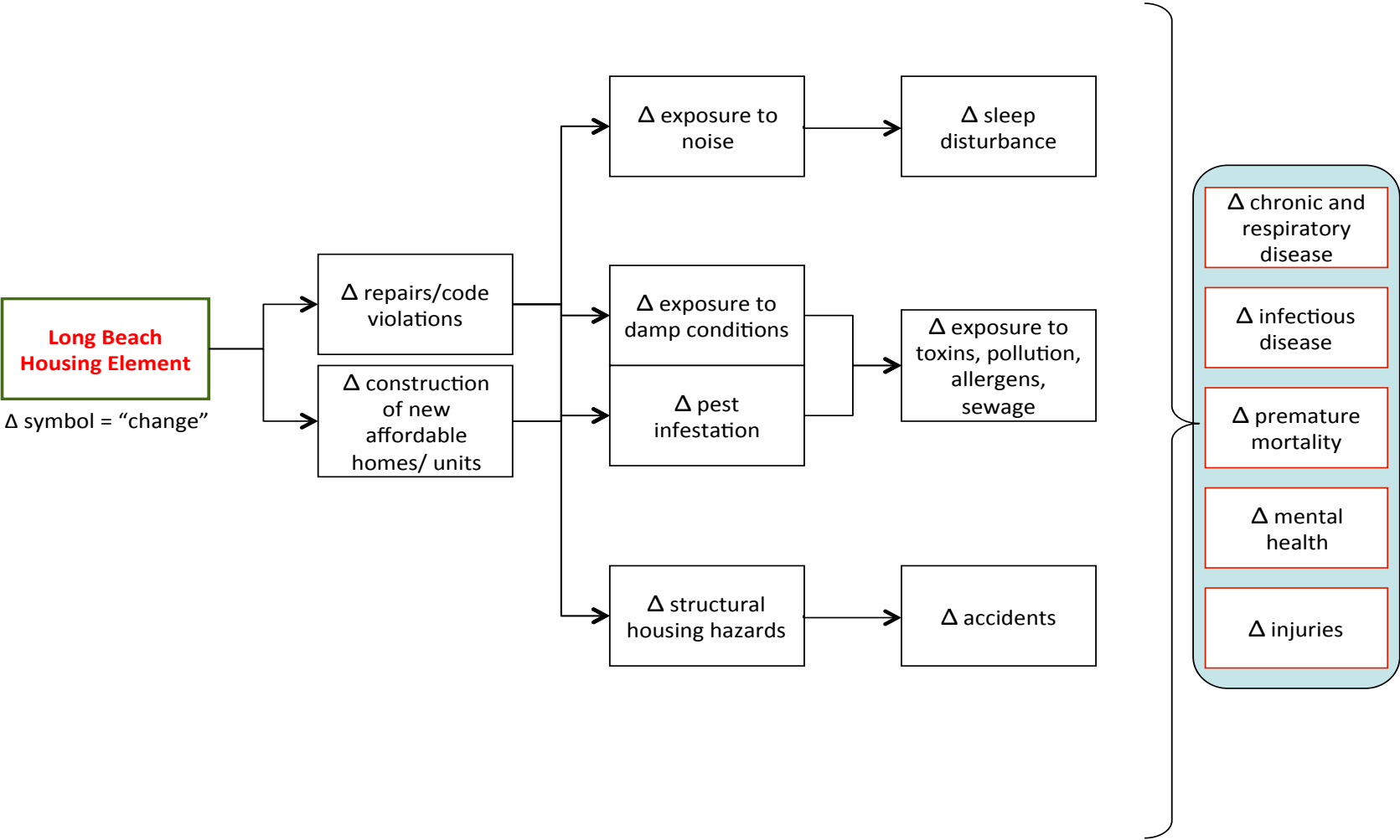


The map on the previous page highlights that currently there is a clear distinction between where white and non-white residents of Long Beach live. Referring back to the maps presented in the Demographics section, the following can be gleaned about where specific racial/ethnic populations of Long Beach reside:

- Black and Hispanic/ Latino residents in Long Beach are heavily concentrated in the northern and western parts of the city, areas that also have higher percentages of low-income and impoverished households.
- Asian populations are most concentrated in the north and eastern parts of the city, where incomes tend to be higher on average.
- Pockets of Hawaiian and Pacific Islander residents are concentrated on the western side of the city.

Figure 21. Impacts of the HE on Housing Quality and Health

Impacts of the HE on Housing Quality & Health



Housing Quality

Housing Quality and Health

Long Beach faces growing challenges to providing quality housing, including its aging buildings, increasingly unaffordable rents, and decreased funding for code enforcement.¹⁸ If the housing options that are available to vulnerable populations in Long Beach are of substandard quality, residents may experience the following effects to their health or factors that determine health:

- *Exposure to noise.* When housing is poorly constructed or maintained residents could experience higher exposures to noise, which could result in sleep disturbances, immune system problems and birth defects as well as impaired reading comprehension and memory in children.^{96,97}
- *Exposure to toxins, pollution, allergens.* Poor quality housing could increase residents' exposures to allergens from pests. Exposure to cockroach, mouse or rat allergens can exacerbate asthma and result in hospitalizations.^{2,42} **Sixty-four percent of Long Beach renters responding to a recent survey reported problems with roaches, and 36% had rat or mice problems.**¹⁸ Exposure to pesticides is a particular concern in low-income neighborhoods, where pests such as cockroaches and rodents are more common.⁹⁸ Possible health effects associated with exposure to pesticides include attention and behavioral problems.^{2,98}
- *Exposure to mold.* Mold is associated with upper and lower respiratory tract symptoms, asthma, and pneumonia.⁹⁹ An estimated 21% of current asthma cases in the U.S. are attributable to dampness and mold exposure in housing.² Damp housing can lead to insomnia, respiratory ailments, cough, headache, and allergies, as well.^{42,100} Coughing and wheezing symptoms in children are 1.5-3.5 times greater in damp homes than homes that are not damp.¹⁰¹ **In the Long Beach renters survey, 42.5% of respondents experienced mold or water damage in the last year.**
- *Exposure to extreme temperatures.* Central air-conditioning is the single most significant factor predicting positive health outcomes in summertime, in the United States and around the world. Dozens of peer-reviewed studies document elevated levels of emergency department visits, hospitalizations, and premature deaths related to temperature exposure.¹⁰²⁻¹⁰⁵ Heating and cooling also may impact indoor air quality. Lack of access to central heating or air-conditioning is associated with an accumulation of moisture and growth of mold, and higher nitrogen dioxide levels, which make childhood asthma symptoms worse.¹⁰⁶
- *Exposure to hazards associated with poorly constructed or maintained homes.* Poorly constructed or maintained homes may present hazards such as steep staircases and balconies, lack of window guards and smoke detectors, substandard heating systems, drafts, dampness, mold, deteriorated carpeting, lead paint, structural deficits, poor ventilation, exposure to waste and sewage, and pest infestations that can lead to emergency room visits and hospitalizations.³¹ Electrical problems also pose risks to health because they can cause fires that may result in injury or death, and the use of candles in dwellings without electricity or heat leads to the deaths of children and adults each year.¹⁰⁷ Children living in dilapidated, poorly maintained inner-city housing may also be at a particularly high risk for lead poisoning.¹⁰⁸

Living in substandard housing conditions has also been found to have impacts ranging from stress, recurrent headaches, fever, nausea, skin disease, sore throats, allergen sensitization, respiratory disease and neurological disorders, to chronic disease and psychological and behavioral dysfunction.^{32,42-44,109}

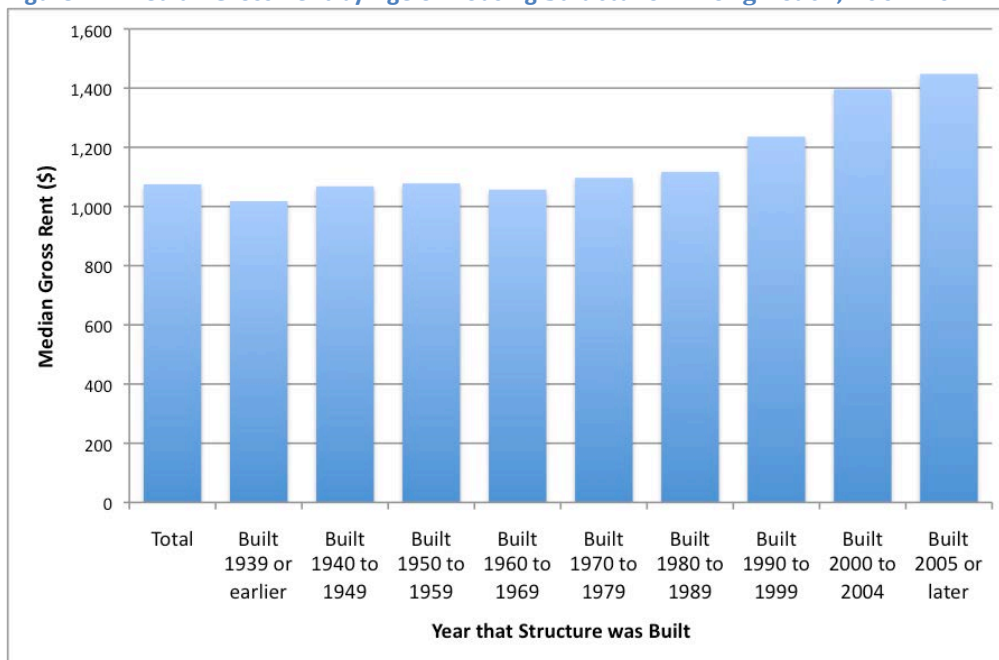
Below we explore what is known about the specific circumstances of the City of Long Beach in regards to housing quality.

For more detail and citations from literature supporting the summary above, please see Appendix F.

Age of Housing Stock

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. Housing that is over 30 years in age is likely to have rehabilitation needs, and, if not well maintained, housing over 50 years in age may require total building replacement.⁸ Over half of Long Beach’s 176,188 housing units were built before 1959. Less than 3% of the housing stock was built in 2000 or later.¹⁶ The vast majority of rental units in Long Beach consist of older housing stock, and in general, lower rents are associated with older housing units.¹⁶ As the housing stock in Long Beach ages, neighborhood preservation and improvement continues to be a significant concern.⁸

Figure 22. Median Gross Rent by Age of Housing Structure in Long Beach, 2007-2011



Housing Problems and Code Violations

The California Health and Safety Code has a lengthy definition of substandard buildings that includes a list of possible defective conditions that will qualify a building accordingly. The California Civil Code deems rental properties “uninhabitable” if they are lacking characteristics such as:

¹ Community residents, however, have attested to... regardless of the age of the housing unit.

Link to Health: Exposure to Pests and Allergens^{2,32}

Cockroach allergen can influence health by exacerbating asthma symptoms and possibly contributing to the development of asthma. A detectable level of cockroach allergen is found in 63% of dwellings in the U.S. The allergen was 4.4 times more present in urban than suburban children, and poor children were 4.2 times more likely than non-poor children to be exposed to cockroaches. Elevated concentrations of cockroach allergen have also been found to be associated with high-rise buildings, urban settings, pre-1940 construction, and household incomes of less than \$20,000 per year.

- Heating facilities, plumbing or gas fixtures maintained in good working order
- Functional electrical lighting and wiring
- The presentation of a clean and sanitary dwelling at the beginning of a lease and maintenance of common areas in a condition that is clean, safe, sanitary, and free of rubbish and vermin
- Maintenance of floors, stairways, and railings in good repair

A recent survey of 111 renter households in Long Beach found that:^{18 m}

- **More than 80% of renters surveyed experienced at least one housing problem in the last year, and one-third had five or more problems.** The average annual number of housing problems was 3.3.
- The most common housing problems respondents reported included pests (roaches, rats and mice), and mold and water damage.
- On average, survey respondents with annual household incomes under \$20,000 experienced more housing problems than those with incomes of \$20,000 or more, and had more difficulty in having their landlords address these problems.

Information from the Long Beach Code Enforcement program included in the draft Housing Element shows that during a four-month period in 2012 the City had approximately 1,479 active code enforcement cases. Over 60% of these were for property maintenance issues such as deteriorated paint or roof covering, broken windows, overgrown vegetation, or other similar maintenance issues, and another 28% were for unpermitted construction, such as an illegal storage shed or illegal conversion of structures to residential uses. In contrast, 157 code enforcement cases (11%) were for extensive structural deficiencies that would require building demolition if not promptly addressed. Overall, according to staff of the Code Enforcement program, an estimated 10,000 housing units in Long Beach require considerable improvements or replacement.⁸

As the table below shows, the prevalence of the types of issues raised by renters surveyed is not aligned with the types of code enforcement cases on record in the City of Long Beach.

Table 3. Prevalent Housing Problems Reported by Renters Surveyed and Among Housing Inspectors in Long Beach¹⁸

	#1	#2	#3	#4	#5
Types of problems reported by renters surveyed, 2013 (% of renters)	Roaches (64.2%)	Water damage/leaks/mold (42.5%)	Rats/mice (35.8%)	Plumbing problems (28.3%)	No or not enough heat (22.6%)
Types of problems reported by housing inspectors, 2010–2012 (% of cases)	Plumbing problems (28.3%)	Broken or deteriorated windows (28%)	Exterior problems (27.3%)	Problems with trash (25.2%)	Roaches (23.3%)

After a rise in the number of overall code enforcement cases starting in 2007, budget cuts led to dwindling staff and resources, and the number of cases fell to 2006 levels by 2012. Housing cases in Long Beach have mirrored this overall decline, with cases handled by housing inspectors comprising only about 13% of the total code enforcement cases from 2010 to 2012. Concerns with the continuation of

^m The average income for all surveyed renters was \$24,529

this trend is that housing inspectors will likely attend to fewer cases in the future; without addressing the ongoing housing issues, rental housing quality will continue to deteriorate, and health outcomes for those residing in Long Beach will be adversely impacted. Populations that will be particularly affected include residents of Downtown, Central and North Long Beach, where concentrations of deteriorated housing is concentrated, these are also areas with high levels of household overcrowding and a predominance of low and moderate income households.⁸

Landlord responsiveness to housing problems

The housing quality survey conducted in Long Beach estimates that about **44% of renters in Long Beach, particularly those that are lower-income, may have unaddressed housing problems in a given year.** Of the 70 people who reported telling their landlords or managers about a problem, the largest group—44.3%—said that the problems only sometimes got fixed, 27.1% said their landlords always got their problems fixed, 20.0% said they usually were fixed, and 8.6% said they were never fixed. **Of those who reported their incomes, everyone who said their landlord never fixed their problems had household income below \$20,000.**

Figure 23. Landlord Responsiveness to Housing Problems, by Household Income¹⁸



The survey also found that language and cultural issues might play a role in residents’ ability to ensure that housing problems are repaired. Khmer and Spanish speakers surveyed reported more housing problems on average than English speakers, and survey respondents who spoke Spanish at home were much less likely to have their problems fixed compared to English speakers.

Housing code enforcement is an early example of a public health intervention in the U.S. Poor sanitation, filthy streets, overcrowded housing, and disease outbreaks led to the establishment of the first U.S. public health authority in 1866. In California, a state law to protect tenants came about in 1941 by requiring property owners to maintain their premises in a habitable condition. The protection is implemented both under the California Civil Code and California Health and Safety Code.

Even when residents could make use of code enforcement to make sure necessary housing repairs are made, the survey identified several barriers to making such a report, including:

- *Fear of eviction and rent increases.* These issues are by far the biggest barriers to renters reporting housing problems.
- *Many renters are not aware that they can report housing problems to the city.* These renters experience more problems and lower landlord responsiveness than those who are aware of city code enforcement. Code enforcement inspectors are few and far between enough that most residents do not have an opportunity to interact with them. This suggests, however, that learning about code enforcement may improve tenants' efficacy in getting their problems fixed.
- *Lack of faith in the system.* When asked why they hadn't reported any unresolved problems to the city, one respondent said that they "just believed the city didn't care."
- *Quality of repairs.* This was found to be more important than either the speed of repairs or the ease of the process, indicating a willingness among residents to do what's necessary to get problems fixed and to tolerate a certain amount of waiting, if it leads to good repairs without forcing or pricing people out of their homes.

Exposure to crime in Long Beach neighborhoods

Long Beach's overall burglary rate in 2012 was 86.9 burglaries per 10,000 residents. The range of burglary rates varied from a low of 35.9 per 10,000 in the CSULB neighborhood to a high of 255.1 per 10,000 in the North-West neighborhood of the city. Other areas that have high burglary rates include the Bixby Area and Downtown Long Beach.

Housing location, including proximity to sources of pollution or exposure to/perceptions of crime and violence, can also impact housing quality. See the Housing Location section for additional data and information on the links between these factors and health outcomes in Long Beach.

IV. IMPACT ANALYSIS

On June 14th, 2013 the draft 2013-2021 Housing Element was publically released by the City of Long Beach. The draft Housing Element, as well as the Existing Conditions section of this HIA, highlight some of the current and future housing related challenges facing the City of Long Beach, including ensuring the quality and affordability of the city's housing stock, ensuring that suitable housing is available for persons of all economic segments, directing reinvestment in lower income areas, and meeting the needs of a diversifying community.

The following is an analysis of the potential impacts that the policies and programs included in the this draft Housing Element could have on housing related measures of health and well being which are summarized in the Existing Conditions section of this HIA.

Impacts on Housing Affordability

Units of Affordable Housing

Draft Housing Element Proposal:

The draft Housing Element indicates that for the 2013-2021 Housing Element planning period, the projected housing needs allocated to the City of Long Beach (RHNA allocation) is a **total of 7,048 housing units**, in the following categories of affordability:⁸

- 886 (12%) units of Extremely Low Income housing (up to 30 percent of AMIⁿ):

ⁿ AMI = Area Median Income

- 887 (13%) units of Very Low Income housing (31 to 50 percent of AMI)
- 1,066 (15%) units of Low Income housing (51 to 80 percent of AMI)
- 1,170 (17%) units of Moderate Income housing (81 to 120 percent of AMI)
- 3,039 units (43%) Above Moderate Income (more than 120 percent of AMI)

Summary of Existing Conditions:

Despite persistent mismatches between the housing market supply and community housing needs, data from the past two Housing Element planning periods show that the number of affordable (Extremely Low, Very Low, Low and Moderate Income) housing units actually produced in Long Beach were far below the RHNA allocations for these categories.

- During the 2000-2005 Housing Element planning period, the City of Long Beach reported production of only 40% (388) of the 958 RHNA allocated affordable units (while 767% of the above moderate income housing allocation was achieved).⁵¹ ◦
- From 2008-2012 (during the 2008-2013 Housing Element planning period) only 7% (383) of the 5,440 RHNA allocated affordable (Extremely Low, Very Low, Low and Moderate Income) units were produced (while 96% of the above moderate income housing was produced).⁹ P

The HIA's existing conditions analysis, as well as the data presented in the recently released draft Housing Element, document that there is an existing unmet need for affordable housing in Long Beach, and that trends in employment that favor the growth of lower paying jobs will likely increase the demand for affordable housing.

Predicted Impacts:

If, for the 2013-2021 Housing Element planning period, the City of Long Beach continues past trends of producing a much lower number of affordable housing units than are allocated by the RHNA, and additional "at risk" low income housing units are lost,⁸ we can expect the associated deficit of affordable housing to result in impacts to local residents that include:

- *Reduced resources for other goods and services*
- *Housing instability*
- *Overcrowded living conditions*
- *Compromised educational outcomes*
- *Chronic stress*

As described in the existing condition section of this HIA, each of these impacts can significantly affect health outcomes for local residents, particularly low-income populations who are disproportionately impacted by housing cost burden, overcrowding and related housing issues. The City must identify ways to ensure that the number of affordable housing units allocated by the RHNA for Long Beach can be developed in the 2013-2021 Housing Element planning period in order to avoid burdening the area's most vulnerable populations with these types of adverse health impacts.

◦ Progress towards the 2000-2005 RHNA, as reported in the 2008-2014 Housing Element, included new construction and rehabbed units developed from 1998-2005; therefore housing production from just the 2000-2005 period may likely have been lower than these estimates (which included production in 1998 and 1999).

P The Regional Housing Needs Allocation Progress as reported in the 2012 Housing Element Annual Report (Exhibit A, Table B) included report of permitted units from 2006 through 2012. Including the 2006 and 2007 housing permits in the Regional Housing Needs Allocation Progress report would increase the numbers from 383 to 587 of the 5,440 RHNA allocated affordable units that have been permitted.

Distribution of Resident Populations in the City of Long Beach

Draft Housing Element Proposal:

While the draft Housing Element addresses the value of mixed income neighborhoods, none of the specific policies or plans proposed provide specific direction on how the City of Long Beach can work to achieve this outcome in the 2013-2021 Housing Element planning period.⁹

Summary of Existing Conditions:

The data and analysis presented in the existing conditions section of this HIA highlights that populations of different demographic characteristics are not distributed evenly across the city, for example:

- Populations of Very Low Income residents are concentrated in areas including parts of Central, Downtown, and West Long Beach;
- A high proportion of the population in North, West, and the Southern half of Central Long Beach are living below the Federal Poverty Line, while households with higher incomes reside in the East and the northern half of Central Long Beach;
- Areas where Very Low Income and Low Income residents are concentrated overlap with neighborhoods where there are more non-White than White residents;
- There is a clear distinction between where White and non-White residents of Long Beach live, and resident populations are concentrated in specific areas of the City; such as Black and Hispanic/ Latino residents in the North and West, Asian populations in the North and East, and pockets of Hawaiian and Pacific Islander residents concentrated on the Western side of Long Beach.
- **Public comments summarized in the draft Housing Element iterate that there is a need to disperse affordable housing throughout the City.**⁸

Predicted Impacts:

Given that the policies proposed in the current draft of the 2013-2021 Housing Element do not propose ways to address the current distribution of resident populations in Long Beach, **we anticipate that if the Housing Element is adopted as proposed, the unequal distribution of resident populations of different demographic characteristics would continue or become more pronounced and health disparities will continue to grow.**

Impacts to Housing Location

Proposed Residential Sites

Of the 31 residential sites the city has proposed, ten are currently vacant sites. Fourteen sites are currently in use, with eight of those serving as parking lots (at least two of these parking lots are serving high volume businesses), 5 are business sites in full operation, and one is a private park. Seven sites have an unclear or mixed use, with four of those being unclear because the city's description does not match what is visible at that intersection, and three of the sites being office buildings with at least some businesses still active inside.

⁹ See Goal 4 of the draft Housing Element



Most sites have very few to some signs of blight in one or more of the categories such as such as trash/litter, graffiti, burned out/boarded up buildings, buildings with peeling paint or damage to exterior walls, buildings with bars on the windows, vacant lots, and “for sale”/ “for rent” sign. Overall, there was not a lot of blight at any of the sites.

For proximity to unhealthy resources, most sites had none or very few stores that sell liquor in their close proximity. Sites 6, 9, 11, 13, 16, and 19 have some to many stores that sell liquor. Many sites have some to many fast food restaurants in their close proximity, including sites 4, 5, 6, 9, 10, 11, 13, 15, 16, 17, 19, and 21.



For proximity to health-promoting resources, nearly all sites have access to public transportation except sites 14 and 25. Most sites have very few or no stores that sell fresh fruits and vegetables, while recreational facilities are available at a few of the sites.

Predicted Impacts:

Some of the city’s proposed residential sites may not be viable sites for development due to current use. Of those sites that are viable, the most critical concerns for health include increased exposure to unhealthy foods and limited exposure to healthier food alternatives and recreational facilities.

Emergency Shelters

Draft Housing Element Proposal:

The City of Long Beach’s 2013-2021 draft Housing Element indicates that the City amended its Zoning Code to permit emergency shelters in the Port (IP) zone and in Planning District (PD) 31, and that the City will explore additional opportunities for allowing emergency shelters.⁸

Summary of Existing Conditions:

As documented in the existing conditions section of this HIA, as well as in the draft Housing Element, the City of Long Beach has a growing number of homeless (4,387 as estimated by the Health Department), and a lack of shelter and services to serve the needs of this population.⁸ Those at greatest risk of becoming homeless are families with incomes below the poverty level, which equates to an estimated 19% of all Long Beach residents.⁸

California Senate Bill 2 (SB 2), which went into effect in January of 2008, requires localities to identify within their housing element documents at least one zoning category in which homeless shelters are allowed, without conditional use permit or other discretionary review, and to identify sites for new emergency shelters.

Predicted Impacts:

Neither of the sites proposed in the draft Housing Element for emergency shelters are feasible options.

The owner of PD 31 has made public statements indicating that he will not develop additional emergency shelters on his property, making this site unavailable.¹¹⁰ The IP zone area proposed in the draft Housing Element as a potential site for an emergency shelter is located just north of the Southern Pacific Railroad right-of-way, south of Anaheim Street, between two busy freeways (the Terminal Island (I-47) and Long Beach Freeways (I-710)⁸), and is dominated by port-related industrial uses. Exposure to air and noise pollution as well as other health hazards associated with uses in the IP zone are cause for serious concerns in this location, particularly when considering the existing vulnerability of homeless individuals and families who would be served by the proposed emergency shelter.^{111 112 113} The area is devoid of any health-promoting resources, including public transportation to access the site. (See Appendix G for a complete site description and pictures – select pictures of the IP zone are below.)

Without emergency shelter for the existing homeless population as well as to serve those who are currently at risk of becoming homeless, we can expect the severity and magnitude of health impacts to the homeless population in Long Beach to increase.





Impacts to Housing Quality

Housing Code Enforcement

Draft Housing Element Proposal:

The draft Housing Element includes mention of the City's interest in exploring the feasibility of a rental escrow account program (also referred to as a Rent Trust Account Program) as a way to encourage landlords to maintain their properties and bring properties that have existing violations into compliance.

Summary of Existing Conditions:

Data and analysis in the Housing Quality portion of the existing conditions section of this HIA as well as in the draft Housing Element highlights the severity and magnitude of housing code violations in Long Beach:

- As the draft Housing Element highlights, due to the City's aging housing stock, neighborhood preservation and improvement continues to be a significant concern for the City of Long Beach. The City's Code Enforcement program estimates that 10,000 of the City's housing units require considerable improvements or replacement.
- During a four month period in 2012, the City's Housing Code Enforcement program had approximately 1,479 active code enforcement cases.⁸
- More than 80% of 111 renter households surveyed in Long Beach, indicated experiencing at least one housing problem in the last year, and one-third had five or more problems;¹⁸
- The survey estimates that about 44% of renters in Long Beach, particularly those that are lower-income, may have unaddressed housing problems in a given year. These concerns were echoed in the public comments summarized in the draft Housing Element.¹⁸
- Reported barriers to making use of the City's code enforcement process include fear of eviction and rent increases and lack of awareness of the code enforcement process.¹⁸

As the draft Housing Element and the existing conditions section of this HIA report note, deteriorated housing requiring repair or in substandard condition is more likely to affect the city's most vulnerable residents, as it is concentrated in areas of the city where there are high levels of household overcrowding and a predominance of Low and Moderate Income households.⁸

Predicted Impacts:

If a rent trust account program is put into place that helps to address property maintenance concerns and housing code violations, Long Beach residents will likely experience a decrease in exposure to the following conditions that have direct impacts on health outcomes:^{32,42-44,109}

- noise;
- toxins, pollution, and allergens;
- hazards associated with poorly constructed or maintained homes;
- mold;
- extreme temperatures; and
- noise

However, the language about the proposed rent trust account program in the draft Housing Element indicates the City's commitment only to "exploring the feasibility" of such a program in the year 2015, indicating that implementation would likely not occur during the 2013-2021 Housing Element period. **If a rent trust account program is only considered but not actually implemented, none of the above**

health benefits would be achieved, and the existing severity and magnitude of impacts associated with current housing code violations and property maintenance issues would likely worsen as local residents continue to live in aging and sub-standard condition housing.

V. RECOMMENDATIONS

The following section highlights recommendations aimed to address existing housing issues facing Long Beach residents, as well as the potential impacts of the draft 2013-2021 Housing Element on these conditions. These recommendations are aligned, where appropriate and consistent with the findings of this HIA, with recommendations developed by Housing Long Beach.

The recommendations are aimed to promote comprehensive, citywide housing policies that meet the needs of all Long Beach residents, and to facilitate the collaboration of residents, developers and City leaders to provide opportunities in the 2013-2021 Housing Element that ensure Long Beach families have access to affordable, safe and healthy homes. This vision is well-aligned with principles of the City's General Plan, such as to improve the quality and availability of housing by addressing declining homeownership, neighborhood stability and overcrowding.⁸

Recommendations to Promote Housing Affordability

1. *Mixed Income Housing*

The need to create accessible, affordable housing, and the value of mixed-income housing developments as well as mixed-income neighborhoods, was acknowledged in the draft Housing Element; however, no specific policy solutions were proposed to assist in achieving this aim.

Research findings indicate that the development of mixed-income housing can affect a number of factors for local residents, including access to services, good quality housing and neighborhood amenities, neighborhood safety, interactions between diverse sectors of the population such as lower- and higher-income neighbors, and cross-income learning and lifestyle choices.¹¹⁴

One strategy to achieve mixed-income housing is to link the production of affordable housing units to the production of market-rate housing units. Research shows that this type of strategy has been associated with an increase in housing production and increases in home prices.^{115 116}

¹¹⁷ As of 2006, 170 or close to one-third of cities in California had adopted inclusionary housing policies, demonstrating a strong precedence for this strategy to achieve mixed income housing.¹¹⁸ Supporting the development of mixed income housing is critical in order to ensure that the City of Long Beach increase the number of affordable housing options available for local residents.

As part of the 2013-2021 Housing Element, **the City of Long Beach should require that new apartment and condominium developments include a percent of units on site that are affordable to Long Beach residents.** For example, a 2011 study by David Rosen and Associates recommended that 10% of new apartment units proposed in Downtown Long Beach be designated as affordable to Very Low Income households, and that 15% of newly proposed condominium units should be designated as affordable to Moderate Income households.¹¹⁹ Considering that past trends indicate that the City of Long Beach is likely to meet or exceed the production of Above Moderate Income housing units allocated by the RHNA for the 2013-2021

Housing Element planning period, **if requirements such as these were applied to the 3,039 Above Median Income units allocated by the RHNA for the upcoming Housing Element planning period, this would result in approximately 303 units of Very Low Income housing, or 455 units of Moderate Income housing.** This recommendation would thus assist in producing much needed affordable housing in the Long Beach, **at no additional cost to the City.**

2. Permanent, Local Sources of Funding

Assuring the availability of decent and affordable housing for residents of all social and economic groups is one of the important goals for the City of Long Beach that is stated in the draft Housing Element. In past decades, the City has developed only a small percentage of the affordable housing units allocated by the RHNA for Long Beach. Currently, with the demise of Redevelopment Agency monies, the City will find it increasingly difficult to meet its growing need for affordable housing. As the impacts section has indicated, a continuation of this trend could have negative health impacts for many Long Beach residents. In order to ensure that all residents of Long Beach are able to access affordable, safe and healthy housing, **the City should identify and commit permanent, local sources of funding for housing development in the 2013-2021 Housing Element.** Two such sources of this funding should include:

- a. **Boomerang funds**, or funds that are returned to the City of Long Beach from the demise of its redevelopment agency (which had previously been dedicated to housing development). These funds include revenues from the Long Beach Housing Development Company that had previously been earmarked for uses related to housing development. **In the 2013-2021 Housing Element, the City of Long Beach should commit at least 20% of the boomerang funds that they will receive from the State, on an ongoing basis, towards the development of housing for working families.**

In 2013 the Boomerang funds for the City of Long Beach are estimated to be \$31.5 million.¹²⁰ An allocation of twenty percent of these funds would result in over **\$6 million allocated from the City of Long Beach towards developing affordable housing.** Although the amount of Boomerang funds will fluctuate from year to year, these funds will still allow the City to leverage additional funding for the development of much needed affordable housing for working families.

The RHNA projections for the City of Long Beach for the 2013-2021 Housing Element planning period indicate a need for 4,009 units of affordable housing (affordable to extremely low, very low, low and moderate income households).⁸ Assuming that the cost of developing one unit of affordable housing is \$300,000, at a minimum, the cost of producing 4,009 units of affordable housing would be more than \$1.2 billion. However, the cost of developing affordable housing is not borne solely by the City itself, as the City has the ability to leverage housing funds. If Long Beach was able to leverage funds at a rate of 3 to 1, for example, they would need to provide one-third of \$1.2 billion, or \$400 million in order to support the development of the RHNA allocated 4,009 affordable housing units. **If allocated as recommended to the development of affordable housing, 20% of the City's allocated Boomerang funds would be just a start to the total amount required by the City of Long Beach for affordable housing development.**

- b. **Commercial linkage fees on new hotel, retail, restaurant and office development.** Many jurisdictions have established commercial linkage fees or housing impact fees on commercial or residential development projects that generate new jobs.¹²¹ Utilizing this

funding mechanism would help promote a housing-jobs balance for Long Beach's working families.

3. *Prioritize affordable housing for the lowest-income renters*

Recent research indicates that a lack of affordable housing may have a stronger negative impact on the mental health of low-income renters compared to moderate-income renters or homeowners.¹²² **Therefore, when designating affordable housing development funds, the City should prioritize affordable housing units for Extremely Low, Very Low, and Low Income renters before other income and housing groups.**

Recommendations for Housing Location

1. *Proposed Residential Sites*

The City should collaborate with community stakeholders to identify appropriate, healthy sites for housing development in the 2014-2021 HE. Housing sites should be viable options not currently in use for viable businesses. Appropriate sites should have limited blight and exposure to unhealthy resources such as fast food restaurants and liquor stores. Appropriate sites should have access to public transit, recreational facilities, and stores that sell fresh fruits and vegetables. See Appendix G for specific details on each proposed site.

2. *Recommended Alternative "By Right" Zones for Emergency Shelters*

As outlined in the predicted impacts section of this HIA, the currently proposed emergency shelter sites (per SB 2), the Industrial Port (IP) Zone and the Villages at Cabrillo (PD 31), are not appropriate "by right" zones for an emergency shelter. The following four alternative zones are much more appropriate and the City should request one of these alternative by-right zones in the 2013-2021 Housing Element:

- **PD 29: Long Beach Blvd., between Anaheim and Wardlow.** This area is transit rich and would facilitate access to important health promoting services in the area.
- **Light and Medium Industrial Zones.** Industrial uses in these zones would pose a much lower risk of exposure to health compromising hazards such as air pollutants than those present in the IP zone that is proposed in the draft Housing Element. Health risks would be more limited in the lighter industrial versus the medium industrial zone.
- **PD 21: South Shore of the Queens Way Bay.** This area allows short term residential uses, and would thus be feasible for an emergency shelter.

Recommendations to Promote Housing Quality

1. *Rental Trust Account Program*

An estimated 10,000 of the City's housing units require considerable improvements or replacement.⁸ Given the magnitude and severity of concerns about housing quality highlighted in this HIA, the City of Long Beach should identify cost effective ways to address the condition of substandard homes. **A Rental Trust Account Program would allow tenants residing in substandard homes to pay their rent, or a reduced rent, to the City until their homes are repaired.** Many cities in California have adopted similar programs as a cost effective way to improve the quality of the existing housing stock. Such cities include: Los Angeles, Sacramento,

Oakland, Santa Monica, San Francisco and Elk Grove. **This Program would be at no cost to the City, it would repair dilapidated units and it would protect tenants from unfair retaliation.**

However, in order for this type of initiative to address the existing housing quality issues facing residents of Long Beach and prevent these issues from increasing in severity and magnitude, the program must be included as a real, enforceable commitment with clear timelines in the 2013-2021 Housing Element, and implemented as soon as possible.

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