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CONFRONTING THE LONG BEACH HOUSING CRISIS

Prepared by:

laane»
A NEW ECONOMY FOR ALL

LIBRE
LONG BEACH RESIDENTS EMPOWERED

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1. EXECUTIVE SUMMARY

Long Beach is in the midst of a deepening housing crisis that is displacing longtime residents, eroding community stability, and accelerating racial and economic inequities. Rents are rising far faster than incomes. Homeownership is out of reach for most working families, for recent graduates and for young professionals. Tenant protections remain fragmented and under enforced. Meanwhile, corporate landlords and speculative investors continue to consolidate control over the city's housing stock, driving displacement, raising rents, and converting long-term homes into profit-generating assets.

These pressures are intensifying in the lead-up to global events such as the 2026 World Cup and 2028 Olympics—where Long Beach is set to host several events—which is expected to further strain the region's housing market. In cities that have hosted large-scale events, short-term rental conversions have surged, reducing the availability of long-term housing and fueling displacement in low-income communities. Long Beach is already seeing these patterns emerge. Without strong policy interventions, speculative activity—particularly from corporate landlords and short-term rental platforms—will accelerate, undermining housing stability for thousands of residents.

Despite important local efforts to expand affordable housing and improve tenant protections, the city's current policy framework has not been sufficient to reverse these trends. Market-based approaches have failed to meet Long Beach's urgent need for deeply and permanently affordable housing. To build a just, sustainable, and inclusive future, the City must go beyond incremental reforms and embrace structural solutions that prioritize housing for people, not for profit.

This report calls for a new civic strategy anchored in two pillars: (1) protecting tenants now, and (2) building a permanently affordable, non-speculative housing ecosystem for the future. Drawing on best practices from across California and the nation, it outlines bold yet practical steps Long Beach can take to stabilize neighborhoods, curb displacement, and invest in a new generation of social housing alternatives. We call for action through the implementation of the below policies, which are detailed in the report.

*Housing isn't a one-time issue; it's ongoing work. And given our success, now is not the time to take the foot off the gas. Long Beach will continue to lead with urgency, equity, and a profound commitment to being a city where everyone can thrive."*¹

-Mayor Rex Richardson





Key Policy Recommendations

✓ *Enhance Tenant Protections and Housing Stability*

- 1. Enshrine the Right to Counsel for Tenants Facing Eviction.** Guarantee legal representation for all tenants in eviction proceedings by codifying the right to counsel, fully funding eviction defense services, and improving transparency through public access to eviction data.
- 2. Fund and Provide Rental Assistance.** Launch a flexible, low-barrier rental assistance program focused on housing-insecure households, using Permanent Local Housing Allocation (PLHA) and other unrestricted funds.
- 3. Adopt a Comprehensive Just Cause for Eviction Ordinance.** Update and strengthen the Just Cause ordinance to cover all rental units regardless of age, type, or lease terms. Include protections against arbitrary evictions, close the “substantial remodels” loophole, set a fair nonpayment threshold of one month of Fair Market Rent, disallow use of rent credits, and align relocation assistance with LA County standards, including CPI adjustments and a graduated system based on household size.
- 4. Rein in Short-Term Rentals and Corporate Landlords.** Enact a moratorium on short-term rentals (STRs) starting immediately and extending through the Olympics. In the meantime, the City should consider more lasting restrictions and strengthen the current STR ordinance enforcement tools. Track and regulate corporate ownership, consider caps on the number of units a corporation can own, and explore fees or taxes on corporate landlords to curb speculation and displacement.
- 5. Chart a Pathway to Rent Stabilization.** Implement rent stabilization policies to limit excessive rent increases and protect tenants from destabilizing market pressures, tying increases to reasonable, predictable standards.

✓ *Expand Permanently Affordable Social Housing*

- 1. Produce Social Housing on Public and Community-Owned Land.** Partner with LA County Affordable Housing Solutions Agency (LACAHS), the Housing Authority, nonprofit developers, and community land trusts (CLTs) to produce new affordable, community-controlled rental and ownership housing on public or acquired land. Prioritize public land transfers or long-term leases with permanent affordability covenants and community stewardship structures.
- 2. Preserve Naturally Occurring and Covenanted Affordable Housing.** Expand the acquisition and rehabilitation of at-risk small-to-medium multifamily properties, especially in displacement-prone neighborhoods, for stewardship by CLTs or community-rooted nonprofits, with pathways to resident ownership.
- 3. Expand Shared Equity Homeownership Opportunities.** Redirect first-time homebuyer assistance toward shared equity models—such as CLTs, Limited Equity Housing Cooperatives (LEHCs), and resale-restricted Tenancy-in-Common (TICs)—to combine wealth-building with long-term affordability, especially for first-generation and BIPOC homebuyers.
- 4. Promote CLT Stewardship of Inclusionary Units.** Ensure all inclusionary affordable units are permanently stewarded by CLTs or nonprofit entities to prevent speculative resale, guarantee long-term affordability, and embed community accountability in housing policies.
- 5. Create Local Revenue Sources to Fund Social Housing.** Develop progressive, local revenue sources—such as a vacancy tax, parcel tax, transfer tax, or increased transient occupancy tax—to create a sustainable funding stream for acquisition, preservation, and production of permanently affordable, community-led housing.

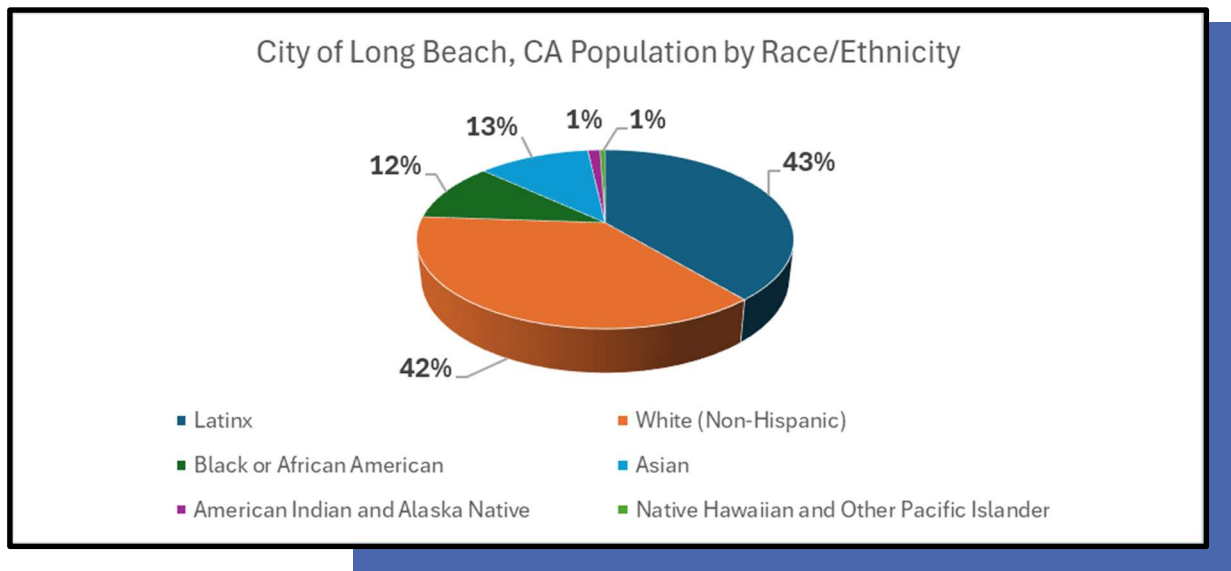
The moment is urgent, but the solutions are within reach. Long Beach has an opportunity to lead: to protect its communities today and build a housing system for tomorrow that is permanently affordable, rooted in equity, and owned by the communities it serves.

2. A SNAPSHOT OF THE HOUSING CRISIS IN LONG BEACH

The City of Long Beach is facing rising rents, weak tenant protections, low homeownership access, and insufficient affordable housing production, all of which are squeezing out vulnerable residents and working families. Despite efforts to address these challenges, the city has been growing prohibitively expensive, making economic stability increasingly unattainable for its residents and workers. With nearly 60% of residents relying on rental housing, the burden of high housing costs is widespread, making it harder for families to stay in the city and contributing to a growing affordability crisis.

The History of Segregation and Redlining

Understanding the City's demographic makeup provides important context for the City's housing and economic disparities. The breakdown below shows the racial makeup of Long Beach. Latinx residents make up the largest portion of the population at 43%, followed by White residents at 42%, Asian residents at 13%, and Black residents at 12%.² Long Beach's Black population declined from 68,618 in 2000³ to approximately 54,719 in 2020⁴—a drop of almost 14,000 residents, or roughly 20% over two decades, that reflects current displacement pressures layered on top of historical, policy-driven inequities.



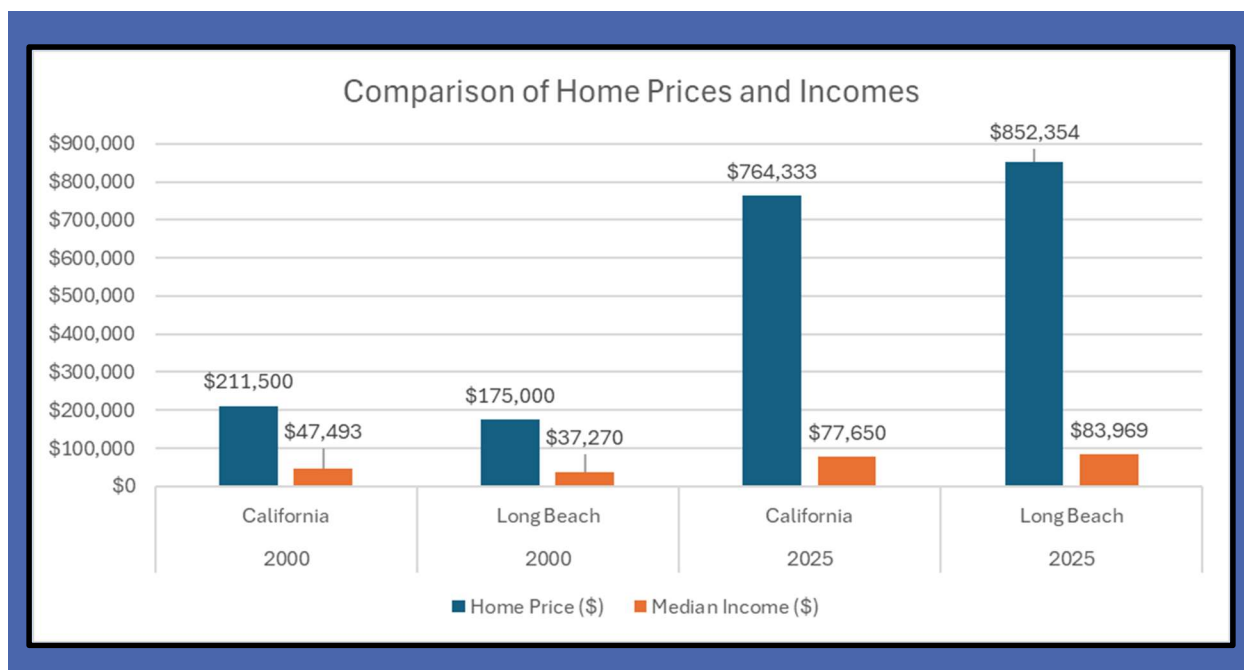
When the Federal Housing Administration (FHA) was established in 1934, it reinforced and institutionalized the practice of “redlining” through its underwriting guidelines, which systematically refused to insure mortgages in or near neighborhoods that were predominantly Black or racially mixed. These guidelines, which favored racial homogeneity and viewed integration as a financial risk, shaped the appraisal and lending practices of the time, and were codified by the Home Owners’ Loan Corporation (HOLC), which created color-coded maps (see Long Beach’s historic redlining map below⁵) that rated neighborhoods based largely on race and income. Predominantly White, wealthier areas were shaded blue and green and were considered good investments, while neighborhoods where people of color lived were typically marked yellow or red and labeled high-risk or hazardous. As a result, the FHA rarely insured loans in the redlined areas, shutting out many Black and Latinx families from homeownership—a legacy that continues today, as these groups are still more likely to rent than own. Meanwhile, White applicants were far more likely to get FHA-backed loans and buy homes in more ‘desirable’ neighborhoods, leading to appreciating home values and laying the foundation for nearly a century of growing White wealth and deepening racial wealth disparities.

Any housing strategy must acknowledge this history and actively work to repair—rather than repeat or reinforce—these systemic harms.

Housing affordability is not solely a function of housing costs but also household income and rent burden. Over the past 25 years, home prices in California have increased by approximately 261%, even with the dampening impacts of the foreclosure crisis and the Great Recession. During the same period, median household incomes increased by only 63.5%. In Long Beach, incomes grew by 125%, a greater percentage than the state but still far behind the rise in local home prices, which

increased by 387%. With home prices in Long Beach rising faster than they have across the state, it is now more difficult for working families to afford a home in Long Beach (see chart below).¹⁰

Today, the median home price in Long Beach is \$852,354, which requires an estimated annual income of \$217,000 to buy without becoming cost-burdened. By comparison, the city's median household income is just under \$84,000, which is less than 40% of what is needed to purchase a home.¹¹ This gap highlights the severe disconnect between home prices and what most residents can afford. While exact figures at the \$217,000 threshold level are not available, census data shows that only about 14% of households earn more than \$200,000. This suggests that well over 80% of households in Long Beach are priced out of homeownership.



On the rental side, the cost surge has been even more striking than projected. A 2023 report estimated that asking rents in the Long Beach submarket would increase from approximately \$1,300 in 2013 to roughly \$2,000 by 2025,¹² a nearly 46% increase. However, reality has outpaced expectations, and the actual 2025 data shows the median rent for a typical two-bedroom apartment has hit \$2,310 per month.¹³

The growing gap between incomes and the cost of housing is reflected in the concept of "rent burden." According to the U.S. Department of Housing and Urban Development (HUD), a household is considered rent burdened if it spends more than 30% of its income on housing, and severely rent burdened if it spends more than 50%. A 2022 analysis conducted by Long Beach Residents Empowered (LiBRE), a housing justice organization working with residents of Long Beach, found that 52.4% of all residents of Long Beach are rent burdened, with 25.3% being severely rent-burdened (see chart below¹⁴). Long Beach's Black renters face the city's highest rates of rent burden (65%) and severe rent burden (39%).¹⁵



Some subsets of renters face an even higher level of rent-burden. Between December 2023 and January 2024, over 100 Long Beach hotel workers were surveyed about their wages, living conditions, and the impact a proposed living wage increase would have on them and their families. The survey found that 91% were severely rent-burdened and an additional 1.5% were rent-burdened.¹⁶ when asked how the living wage increase would impact their lives, one hotel worker responded, *"It would allow me to be comfortable and not worry about if I can pay rent or might be homeless."*¹⁷

A survey of **100 Long Beach hotel workers** found that **91% were severely rent-burdened** and an additional **1.5% were rent-burdened**.¹⁶

Over the past 50 years, rising home prices that accompany gentrification have transformed hundreds of historically Black neighborhoods, displacing longtime residents as rising rents and home values push out communities once rich in Black culture, business, and political power.¹⁸ Black Americans have been hit hardest by gentrification, according to the National Community Reinvestment Coalition. Since 1980, over 500,000 Black residents have been displaced from hundreds of communities nationwide. In Long Beach, the Black population has declined by 20.52% between 2000 and 2023, a decrease from 68,643 to 54,560.^{19, 20}

Recent research found that California's housing crisis also impacts women hardest, with Black women bearing the greatest burden—highlighting how structural inequalities rooted in gender and race compound economic hardship. In 2023, 63% of Black women renters were rent burdened.²¹ This is the highest rate among all California racial and gender groups. Similarly, the share of Black women renters paying over half their income toward rent is 36%—once again, the highest among all subgroups in California. Women face multiple structural disadvantages: lower average incomes and wealth, greater

caregiving responsibilities, higher likelihood of single parenthood, and longer life expectancy, all of which intensify housing insecurity. The Gender Equity Policy Institute recommends that California embed gender equity into housing policies and incentivize multifamily housing near jobs.²² Long Beach's Black population is already shrinking, and when Black women face especially steep rent burdens, their risk of eviction and housing instability soars.

It's clear that the pressure of rising housing costs and stagnant wages doesn't fall evenly. It weighs heaviest on low-wage workers and communities of color. For them, the gap between what they earn and what it takes to stay in housing in a city like Long Beach continues to widen.

3. HOW HOUSING UNAFFORDABILITY IMPACTS LONG BEACH

Declining Homeownership Across Different Groups

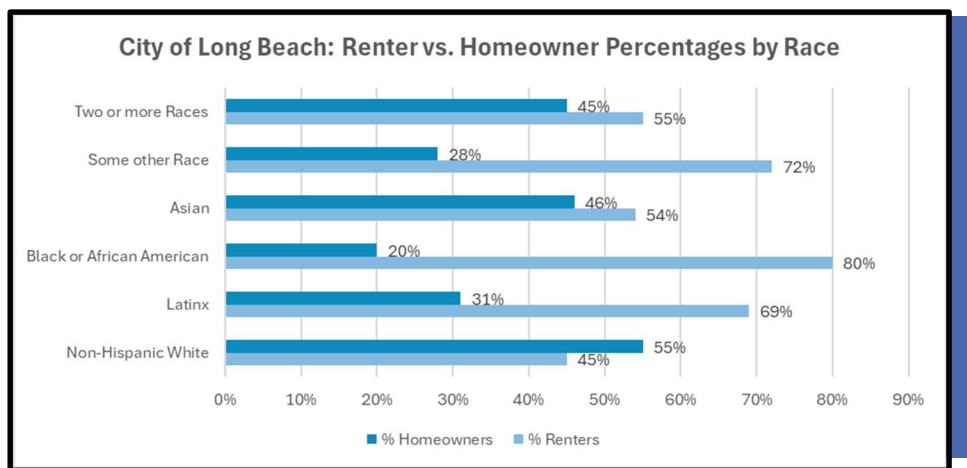
Barriers to Homeownership and Wealth Building

Homeownership remains a critical path to building intergenerational wealth, particularly for working-class households of color. Yet in Long Beach and across California, access to homeownership has become increasingly unequal. In the 1970s, 55% of households in California owned their homes, and two-thirds of renters lived in affordable units²³. Today, homeownership rates are at their lowest since the 1940s.²⁴ Disproportionately, Black households have seen homeownership decline by 9% since 1970, and women-led households remain 22% less likely to own homes than the average.²⁵ Structural barriers such as racially discriminatory housing policies, disinvestment, and predatory lending have been compounded by new pressures—including rising home prices and corporate speculation—to make homeownership increasingly inaccessible for communities of color and low-income families.²⁶

Recent college graduates and young professionals are increasingly unable to afford homeownership, including in communities where they grew up. A 2025 analysis by the Mortgage Research Network found that new graduates earning the average starting salary would need nearly a decade to save enough for just a standard down payment—with the California average hitting 12.3 years.²⁷ In Los Angeles, recent grads must spend nearly 55% of their income just to rent a one-bedroom apartment—well above the 30% affordability threshold, making it exceedingly difficult to save for homeownership.²⁸

In Long Beach, deep disparities persist between those who rent and those who own. Only 41% of housing units in the city are owner-occupied, far below the statewide average of 56%, according to the 2023 American Community Survey.²⁹ These gaps are even more stark across racial and gender lines. Black households have the lowest homeownership rate, with 80% renting and only 20% owning. Latinx households follow closely, with just 31% owning their home (see graph below³⁰). In contrast, White households are the only group in which more than half are homeowners. Women-led households are also disproportionately affected and 22% less likely to own their homes than the average.³¹ These gaps

reveal long-standing barriers that affect some groups far more than others. This matters because renters, unlike homeowners, are at the mercy of the market. Meanwhile, homeowners enjoy the stability of fixed costs and build wealth through equity.



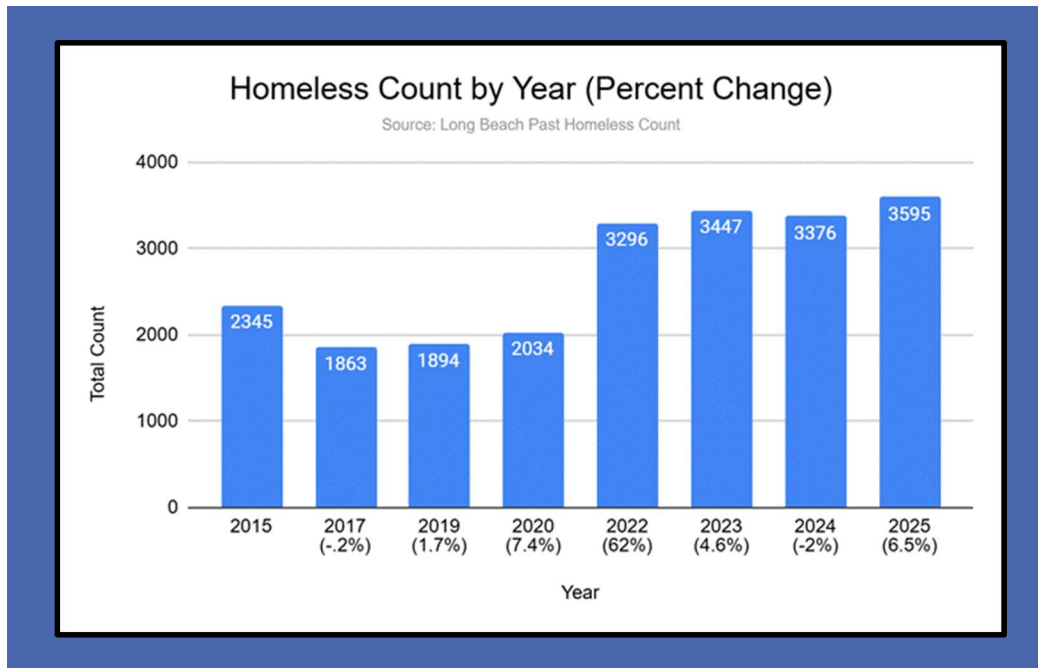
Limitations of Traditional Down Payment Assistance Strategies

Traditional down payment assistance (DPA) programs have played an important role in helping families access homeownership. However, these programs are increasingly ill-suited to meet today's affordability crisis—especially in high-cost markets like Long Beach. In the 2008–2014 Housing Element cycle, the City of Long Beach supported 143 first-time homebuyers. By contrast, during the 2013–2021 cycle, only 16 very low- and low-income households were assisted before the City discontinued the program altogether.³² The dramatic drop-off illustrates how rising housing costs and other market pressures have made it increasingly difficult for public assistance programs to help lower-income households achieve homeownership.

The 2023 “Dream for All” program by the State of California offers a cautionary tale. Although intended to close racial wealth gaps through shared equity homeownership assistance, the program's first-come, first-served design and insufficient outreach led to inequitable outcomes. Of the assistance provided, 64% went to White, non-Hispanic buyers, and Los Angeles County—home to 25% of the state's population and a majority of renters of color—received only 9% of the total assistance. The lesson is clear: homeownership assistance must be intentionally designed to prioritize equity.³³

Precariously Housed and Unhoused Community Members

The number of unhoused people in Long Beach remains persistently high. The chart below shows homeless counts over the past decade. The City has not yet recovered from the sharp increase in homelessness during the pandemic—2022 saw a 62% spike compared to 2020. While the numbers improved slightly from 2023 to 2024, they rose again in 2025. As of 2025, the number of unhoused individuals in Long Beach is 90% higher than in 2019, and reflects a 53% increase since 2015.³⁴



Research continues to confirm the close relationship between housing costs, low wages, and homelessness. One national study found that a \$100 increase in median rent is associated with roughly a 9% increase in the homelessness rate.³⁵ Low wages compound the housing affordability crisis. In California, one study found that nearly half of frontline fast food workers earn less than \$12,000 a year, well below the poverty line of \$15,225 for a single adult.³⁶ These poverty wages contribute directly to homelessness: in Los Angeles County, 9.4% of homeless individuals who are employed work in the fast food industry.³⁷ While this data comes from the fast food industry, the same pattern of working poverty and homelessness is seen across other low-wage jobs in hospitality and similar sectors.

Housing instability is a primary driver of homelessness. The Long Beach 2025 Homeless Point in Time Count found that 41.2% had lost their housing due to unemployment or other financial reasons, and another 16% due to eviction.³⁸ An overlooked cause of homelessness is that paychecks are not keeping up with rent costs. When individuals and households face unaffordable rent, frequent displacement, overcrowding, or the threat of eviction, they live with extreme uncertainty. One unexpected life event like the loss of a job, an illness, or rent increase can quickly lead to the loss of housing and higher risk for homelessness. For the working poor, instability is constant.

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A related and increasingly documented concern is hidden homelessness, where households are forced to double or triple up due to the unavailability of affordable housing.³⁹ These households are precariously housed, living in substandard and overcrowded conditions without a formal lease, which often disqualifies them from receiving both rental assistance and homelessness services. Although they are considered to be technically “housed,” they remain at constant risk of displacement and homelessness. In a market like Long Beach, defined by high rents and low vacancy rates, independent rental housing with a formal lease agreement remains out of reach for many.⁴⁰ Flexible rental assistance policies and programs that support individuals and families in unstable, overcrowded, or informal living situations and that intervene before they become homeless are more effective in addressing the real

conditions driving housing instability and homelessness, but without locally-generated funding, or county and state allocations, some households are excluded by strict federal aid rules.

Rising Numbers of Evictions

In a city with a majority renter population shaped by redlining, evictions disproportionately threaten communities of color.⁴¹ With nearly 60% of Long Beach residents renting, the community faces heightened vulnerability to rising rents and the housing instability that comes with unpredictable cost increases. Analysis of eviction data from 2020 to April 2025 provided by the Los Angeles County Sheriff's Department reveals a concerning trend in Long Beach: eviction filings are concentrated in Council Districts 1, 2, and 6, areas historically impacted by racial and economic exclusion through practices like redlining. These districts have the highest percentages of low-income renters and households of color, mirroring the "hazardous" zones identified in 1930s HOLC maps.^{42, 43} Long Beach is facing an eviction problem that is only worsening as the city prepares to host major international events. A separate analysis by USC further underscores this crisis, demonstrating a notable rise in evictions following the announcement that Long Beach would host various Olympic events, particularly in neighborhoods that were moderately proximate to future Olympic venues.⁴⁴

Long Beach is facing an eviction problem that is only worsening as the city prepares to host major international events.

Evictions represent a critical mechanism through which housing insecurity and displacement manifest, particularly for low-income and vulnerable renters. Evictions usually start with a Notice to Vacate, which gives the tenant a chance to fix the problem or move out. If the tenant doesn't do either, the landlord can take the tenant to court. Thereafter, the tenant has a few days to respond. If they don't, or if the court sides with the landlord, the judge can issue a Writ of Possession. The sheriff is then authorized to step in and remove the tenant if they still have not left.

Available data indicates that a significant number of eviction cases move far along the legal process, but not all end in physical removal. Of the 5,248 Notices to Vacate filed between March 2020 and April 2025, 4,832 were served,⁴⁵ suggesting that the majority represented serious attempts to initiate eviction proceedings. Subsequently, 4,601 Writs of Possession were issued, yet only 2,669 were executed by the sheriff.⁴⁶ The remaining cases likely ended through voluntary tenant relocation, payment of outstanding rent, or negotiated settlements.

While the data provided by the Sheriff's Department illuminates the magnitude of the eviction crisis, its implications are limited. It shows the procedural aspects of evictions, including the legal documents filed and instances of landlords physically taking possession of a home. However, the data omits key details such as family status, eviction causes, availability of legal representation, and what happened to the vacated properties post-eviction. The absence of contextual data around evictions makes it difficult to design responsive prevention programs. Many evictions also happen through informal or illegal means that go unrecorded.⁴⁷ While the City of Long Beach tracks evictions tied to remodeling, it lacks a system for monitoring other at-fault and no-fault evictions. This data gap is further complicated by the reality

that a portion vulnerable population is undocumented, as explained by a local service provider:

“The eviction crisis is also less visible, [Long Beach] city tenant assistance groups say, because 75% of the people they work with are undocumented, and many of them already live in the shadows.”⁴⁸

What is clear is that over the past five years, the lives of thousands of Long Beach residents have been disrupted because of their precarious housing.

Inconsistent and unreliable data makes it difficult to gather a clear picture of who is being evicted and to shape effective policy that better targets resources, strengthens protections, and responds more strategically to the eviction crisis.⁴⁹ A city-run eviction data portal would offer a clearer view of eviction trends and their impacts.⁵⁰

4. WHAT DRIVES THE CRISIS—AND WHAT OTHER CITIES ARE DOING ABOUT IT

Long Beach’s housing crisis is not simply the result of market trends, but of specific policy choices—and policy gaps—that have allowed rising rents, displacement, and housing insecurity to escalate unchecked. This chapter identifies the primary drivers fueling the crisis: limited tenant protections, weak regulation of short-term rentals, and a market-driven housing system that fails to meet the needs of low- and moderate-income residents.

Long Beach is not alone in facing these pressures. Across California and the nation, other cities are advancing stronger tenant protections, regulating speculative practices, and investing in non-market housing alternatives to deliver long-term affordability and stability. By examining both the gaps in Long Beach’s current approach and the more ambitious models emerging elsewhere, this chapter offers ideas for structural reforms that can move Long Beach from a crisis of displacement to a future of housing justice.

Limited Tenant Protections

Tenant Protections in Long Beach: Progress, Gaps, and Limits

Historically, Long Beach has lagged behind peer cities in adopting robust tenant protections, but sustained advocacy by organizations like Long Beach Residents Empowered (LiBRE) and the Long Beach Housing Justice Coalition is bringing about some long-needed change. In 2019, local organizers launched the #HomeForTheHolidays campaign, demanding a freeze on no-fault evictions in the lead-up to the California Tenant Protection Act (AB 1482). The law, which took effect in 2020, established statewide rent caps and required just cause for evictions.⁵¹

Building on this momentum, the City adopted a Tenant Anti-Harassment Ordinance in 2020, defining specific actions—such as threats, fraud, and intentional reduction of services—as unlawful harassment. In 2021, in response to further organizing, Long Beach approved increased protections for tenants facing evictions initiated under the guise of “substantial remodel,” addressing a common loophole used to displace low-income renters from lower-rent units.⁵² Unethical landlords used this tactic to empty the unit, make minimal upgrades, and then re-rent at much higher prices, sometimes raising rent by as much as 30%.⁵³ Although the amendment sets a clearer standard for what qualifies as “substantial remodel,” it remains inadequate to fully protect tenants.”⁵⁴ Recognizing how easily this category can be abused, other cities have eliminated it entirely.

Alongside these policy efforts, a coalition of community partners, including LiBRE and the Long Beach Tenants Union, supported the formation of tenant associations and organized visible demonstrations like car caravans to highlight abusive practices during the pandemic.

More recently, the Housing Justice Coalition successfully advocated for city budget allocations to expand Right to Counsel—securing \$1.5 million in FY2024 and \$1.1 million in FY2025—to provide legal support for tenants facing eviction, with further requests underway.⁵⁵

Current protections for Long Beach tenants, and examples of how they could be strengthened:

While the city has taken incremental steps in recent years to strengthen tenant rights—often in response to grassroots organizing—existing protections remain fragmented, under-enforced, and insufficient to prevent widespread displacement. Tenant protections secured to date in Long Beach are detailed here, along with examples from other jurisdictions that go beyond current measures in place in the City.



Just Cause Evictions:

Long Beach has strengthened tenant protections beyond state law.⁵⁶ The City’s Just Cause for Termination of Tenancies Ordinance limits evictions to specific, valid reasons with extra documentation requirements for landlords.⁵⁷ The City also now holds landlords to a higher standard when they claim substantial remodels as the reason for no-fault evictions. Cosmetic fixes don’t qualify, and landlords must obtain permits and provide greater relocation assistance than what state law requires. However, these protections only go so far. Eviction can be a complicated legal process with very strict notice requirements and potential unlawful detainer lawsuits if tenants do not comply with the notice to vacate.⁵⁸ While the City has stronger rules on paper, enforcement remains uneven and public awareness of these new rights is low.

- Several small cities in LA County and other parts of California have adopted **nearly universal Just Cause protections** that apply regardless of unit type, landlord type, or

tenancy duration. In West Hollywood,⁵⁹ nearly all residential rental units are covered, with exemptions only for legally necessary exceptions such as hospital beds or short-term tourist rentals. This broad application ensures equitable treatment of all tenants and provides clear, consistent protections across the housing market.⁶⁰

- Cities such as Santa Monica,⁶¹ Maywood,⁶² Culver City,⁶³ Cudahy,⁶⁴ and Beverly Hills⁶⁵ **do not include “substantial remodel” as a valid reason for eviction.** In these jurisdictions, landlords must handle necessary repairs through code enforcement or temporary relocation, rather than displacing tenants. This change closes a loophole that has often been exploited to remove long-term tenants under the pretext of remodeling. Similarly, the City of Los Angeles recently advanced an amendment to its Just Cause Ordinance to permanently remove “substantial remodel” as a valid reason for eviction in market-rate, non-rent controlled units only covered under the state’s Tenant Protection Act (AB1482).⁶⁶ The move aims to prevent bad-faith evictions in units not protected by local rent stabilization laws. In Long Beach, at least 145 no-fault eviction notices were issued for “substantial remodels” between April 2023 and October 2024 compared to just 99 in the City of Los Angeles over a span of just over two years.⁶⁷ Despite having fewer cases, Los Angeles chose to eliminate this no-fault category. The higher number in Long Beach over a shorter timeframe suggests potential misuse.⁶⁸
- Los Angeles⁶⁹, Oakland⁷⁰, and Berkeley⁷¹ have all implemented **minimum thresholds that must be met before a tenant can be evicted for nonpayment of rent,** requiring that tenants owe at least one full month of rent at Fair Market Rent (FMR) levels. These thresholds prevent destabilizing evictions over minor arrears and give struggling tenants time to catch up on rent before facing displacement.
- Tenants need adequate relocation assistance to avoid falling into homelessness during vulnerable transition periods, especially following no-fault evictions. Yet in Long Beach, current assistance is insufficient: relocation payments are capped at \$4,500, and even less in cases of owner move-ins, which is not enough to cover first month’s rent and move-in costs in the current housing market. In contrast, cities like Inglewood,⁷² West Hollywood,⁷³ Pasadena,⁷⁴ Pomona,⁷⁵ and Baldwin Park⁷⁶ have adopted stronger protections that require **substantial, direct relocation payments to tenants** when no-fault evictions occur. These payments are often tied to Fair Market Rent and adjusted for inflation or household circumstances (e.g., elderly or disabled tenants, or families with children). In Inglewood, for example, tenants can receive support equal to three months’ rent plus additional compensation based on household tenure or vulnerability. In Los Angeles, relocation payments are intentionally designed to help tenants afford market-rate rents in their own communities—covering about two years of rent increases plus moving costs. The relocation formula adjusts annually for inflation to prevent underpayment as costs rise. Payments can reach up to \$25,700, particularly for low-income tenants who are most at risk of displacement. Once evicted, they often face

market-rate rents—even in rent-stabilized units—since landlords are allowed to set the initial rent when re-leasing to a new tenant.⁷⁷



Right to Counsel:

Policymakers in Long Beach took a bold step in funding the Right to Counsel (RTC) for tenants facing evictions. Unfortunately, due to funding limitations, most tenants still go unrepresented. According to a report by Strategic Actions for a Just Economy (SAJE), only 3% of all tenants facing eviction are represented by an attorney during the eviction process, compared to 88% of landlords.⁷⁸ The consequences are stark: 99% of unrepresented tenants face “disruptive” displacement, while 95% of tenants with legal representation were either able to stay in their homes or receive support (relocation assistance or a longer transition period in order to find somewhere to live).⁷⁹ Disruptive displacement happens when a tenant is forced to move or their housing situation is seriously unsettled because of an eviction process, even if the court doesn’t formally order the eviction.⁸⁰

- The largest Right to Counsel program in LA County is **Stay Housed Los Angeles** (Stay Housed), a project managed by multiple legal service providers in the Los Angeles region focused on helping tenants facing displacement. In 2021, Stay Housed began contracting with the City of Long Beach. Through Long Beach city funding, Stay Housed has provided legal services to 1,555 households, with services ranging from self-help workshops to legal representation. Stay Housed has represented clients in 347 cases, 204 of which have closed. Of the closed cases, 50% of tenants were able to stay in their homes, and 41% were given a soft landing; in total, the city's funded program helped 184 families avoid homelessness. An additional 85 Long Beach families were able to avoid homelessness thanks to funds provided by the County.⁸¹

Outcomes of Long Beach’s Stay Housed Program					
	Total Cases	Cases closed	Remained in their Homes	Soft Landing	Families who Avoided Homelessness
LB Funded	347	204	50%	41%	184
County Funded	649	131	49%	44%	85

- The SAJE report also details how jurisdictions would save money in the long run by **fully funding Right to Counsel** to keep people housed. The savings that come from a reduction in the need for homeless services, emergency services, children's services, emergency shelters, and emergency medical care far outweigh the cost of funding the program. The chart below

details the long-term savings the City and County of Los Angeles would see if they fully fund the Right to Counsel program.⁸²

Table 1: Estimated RTC Cost Savings for Los Angeles City and County⁸³

COST TYPE	LA CITY (2019)	LA CITY (ADJUSTED FOR INFLATION)	LA COUNTY (2019)	LA COUNTY (ADJUSTED FOR INFLATION)
Estimated Annual Emergency Shelter Costs Avoided	\$25,905,908	\$30,905,748	\$39,802,570	\$47,484,466
Estimated Annual Housing Program Costs Avoided	\$94,346,250	\$112,555,076	\$144,956,250	\$172,932,806
Lost School Funding Due to Absences for Students Experiencing Homelessness	County-funded	County-funded	\$6,038,276	\$7,203,663
Health Care	County-funded	County-funded	\$17,449,380	\$20,817,110

As an example from the City of Los Angeles, in April 2025, LA enacted a Right to Counsel Ordinance guaranteeing free, full-scope legal representation for tenants earning up to 80% of Area Median Income (AMI) facing eviction—including terminations of rental subsidies.⁸³ To put the significance of the new Right to Counsel Ordinance into perspective, between 2021 and 2025, the Stay Housed LA program providing free legal help and tenant education in the City of Los Angeles, received \$63 million from various sources like PLHA, HOME, and the United to House LA tax revenue. That funding laid important groundwork, but it relied on ongoing funding availability and pieced-together support.⁸⁴ The Right to Counsel Ordinance transforms this access, committing the City of Los Angeles to setting aside \$68 million annually to support 200 full-time attorneys, ensuring legal representation is not only available but a guaranteed right for tenants facing eviction.^{85, 86}

The implementation plan includes a phased roll-out through Stay Housed LA, prioritizing the most vulnerable ZIP codes and aiming for full citywide coverage by 2028. Landlords must provide Know-Your-Rights notices at lease-up and during eviction filings, in both English and the lease language; failure to do so gives tenants an affirmative defense in eviction cases.⁸⁷

Similar programs elsewhere, like in New York City, saw 84% of represented tenants stay in their homes, while eviction filings dropped 30%.⁸⁸



Rent stabilization:

Rent stabilization has become an increasingly vital tool for cities confronting the housing affordability crisis throughout California. Rent control policies first adopted in the late 1970s and early 1980s by cities like San Francisco, Oakland, San Jose, Berkeley, and Santa Monica, remained unchanged for years and were thought to be a relic of the past. But as rents surged and housing pressures intensified over the past ten years, momentum returned.

- Since 2016, at least 21 California jurisdictions, including Los Angeles County, Inglewood, Culver City, and Pasadena, **adopted new rent stabilization laws** for the very first time. Significantly, eight were passed between 2020 and 2022 alone. These efforts reflect a growing acknowledgement that rent stabilization is crucial to keeping residents housed and communities stable.⁸⁹ In line with this trend, the City of Long Beach has included rent stabilization in its Housing Element as part of new housing programs supported by dedicated rental housing staff.⁹⁰ The goal is to expand protections against sudden, substantial rent increases, which can destabilize households.
- **The City of Los Angeles's Rent Stabilization Ordinance (RSO)** covers over 640,000 rental units built before October 1, 1978 and limits annual rent increases (with a floor of 3% and an 8% cap), mandates Just Cause eviction grounds, and requires relocation assistance for no-fault evictions. In November 2023, prompted by the January 31, 2024 expiration of the pandemic-era rent freeze, the City Council lowered the rent cap on RSO units to a maximum of 4% (plus 2% for utilities) to ease rising housing costs. It also required using the most recent 12-month CPI to reflect current inflation, preventing the cap from rising to 7%. This amendment created a more responsive rent formula, helping to keep affordability tools effective in today's housing market.⁹¹, ⁹² In November 2024, the Los Angeles Housing Department submitted a report to City Council recommending changes to the city's Rent Stabilization Ordinance (RSO), particularly to the Annual Allowable Rent Increase (AARI). The proposal suggested tying rent increases more directly to cost-of-living indices and integrating updated tenant protections.⁹³ With LA's RSO in place for over 45 years, the data clearly shows the policy helps keep rents lower for tenants. From 1990 to 2022, average rents for non-RSO units were about 25% higher than for RSO units. Even for comparable unit sizes, RSO renters paid roughly 19% less than those in unregulated housing.

Positive Impacts of Tenant Protection Policies:

Research shows that tenant protection policies such as rent stabilization, just cause eviction laws, and Right to Counsel (RTC) have a meaningful, measurable impact on housing stability, especially for low-

income residents.⁹⁴ Rent stabilization enables lower-income residents to stay in their neighborhoods, directly contributing to neighborhood stability.⁹⁵ Similarly, just cause eviction ordinances are associated with a decline in eviction rates. A study of four California cities that enacted just cause ordinances found a decrease in evictions when compared to cities without the same protections.⁹⁶

Right to Counsel programs were also found to strengthen housing stability by transforming eviction court into a more balanced and equitable space. These programs have been found to change courthouse culture such that judges are now more likely to pause proceedings to ensure legal representation and to consider tenant defenses. Right to Counsel has also increased enforcement of tenant rights and habitability standards, reducing the number of “rubber stamped” evictions. Additionally, by building stronger support systems and improving coordination between legal and housing service providers, Right to Counsel laws have created a more robust safety net for renters.⁹⁷



The Tenant Bill of Rights Policy Map is a helpful tool for both residents and cities to determine how well tenants are protected in cities across Los Angeles County. It scores each city based on local policies that help prevent evictions, like rent stabilization, right to counsel, limits on no-fault evictions, and relocation assistance, among others. The map makes it easy to see which cities offer stronger tenant protections and which leave renters more exposed to eviction. Long Beach scored just 2.5 out of 9, compared to Los Angeles, which scored 7.5. The low score for Long Beach is largely due to missing policies like rent stabilization, no limits on evictions for non-payment, a lack of code enforcement, and the absence a guaranteed right to counsel. All of these are signs of weak or nonexistent tenant protections.⁹⁸

Research shows that tenant protections can reduce harm, but without protecting, preserving, and expanding the amount of affordable housing, the crisis will persist. By committing to both protections and production, Long Beach can chart a path toward a more just, inclusive, and affordable future.⁹⁹

Unregulated Short-Term Rentals

The proliferation of short-term rentals (STRs) through platforms such as Airbnb and Vrbo has significantly influenced the housing market in Long Beach, reducing the availability of rental units and fostering conditions conducive to landlord-driven displacement. With major global events imminently arriving to the City, including the 2026 FIFA World Cup and the 2028 Summer Olympics, pressures on the rental market will escalate, exacerbating risks for renters.

Data indicates a problem with unlicensed short-term rentals in the City of Long Beach. While city records report only 1,218 short-term rentals, third party sources estimate significantly higher numbers.¹⁰⁰ AirDNA estimates there are 2,381 rentals, AirROI found 1,308, and a USC report calculates that 72% lack

a license to operate.¹⁰¹ This gap suggests that the city is undercounting STRs, leading to enforcement loopholes or deficiencies. It also underscores the need for the city to assess revenue lost from unpaid fees and penalties, invest in stronger enforcement to safeguard rental housing, and ensure full collection of Transient Occupancy Tax and application fees.

Impact on Housing Availability and Rental Prices

Short-term rentals divert units from the long-term residential market, thereby reducing the housing supply available to renters and prospective homeowners. This trend exacerbates competition for the remaining housing stock, which in turn contributes to rising rental prices citywide. Landlords frequently discover that operating units as short-term rentals yields higher revenues compared to traditional leases. This financial incentive pressures landlords to evict long-term tenants, even those who have maintained good standing, in favor of more lucrative short-term occupants.

An analysis of Airbnb data across various cities concluded that the loss of rental units to STRs likely drove up the average monthly rent by between \$19 and \$76.^{102, 103, 104} If these figures are adjusted for inflation and applied to Long Beach, the upward pressure on rents in Long Beach is estimated to be between \$26 and \$104 per month.¹⁰⁵ If we apply these increased rent figures to the over 100,000 renter-occupied housing units in Long Beach, renters have faced additional costs ranging from \$32 million to \$127 million due to the presence of STRs.¹⁰⁶ This matters because, as discussed in Chapter 3, for every \$100 increase in rent there is an associated 9% increase in homelessness.¹⁰⁷

The Impact of Short-Term Rentals on Long Beach Residents			
Number of Rental Units in Long Beach*		101,072	
STR Impact on Rent (adjusted for inflation)**		Low	High
	Per Month	\$26.13	\$104.54
	Per Year	\$31,692,233.52	\$126,793,191.45

* US Census Bureau Long Beach Quick Facts

**Davidoff analysis as described in Kusisto, Laura. "Airbnb Pushes Up Apartment Rents Slightly, Study Says." Wall Street Journal. 20 March 2015. Data and methodology are not publicly available. As reported in the article, the range depends on the percentage of Airbnb's listings assumed to be commercial

Evictions Driven by Short-Term Rental Conversions

In the absence of stringent enforcement, landlords may exploit legal loopholes to remove tenants under pretexts such as "owner move-in" or "substantial remodels," only to later convert these units into STRs. Such practices exacerbate displacement, destabilize communities, and undermine the City's objectives related to housing stability and affordability.

Recent Olympic Games have illustrated the significant impact of short-term rentals

(STRs) on local housing markets. The 2016 Games in Rio de Janeiro witnessed a 33% increase in

STRs, which had a detrimental effect on the local population, resulting in evictions and displacement.¹⁰⁸ The 2024 Paris Games showed a 69% increase in STR listings in the lead-up to the event, from 58,000 to well over 154,000.¹⁰⁹

The risk of widespread displacement is particularly pronounced as Long Beach prepares to host the World Cup and Olympic events, during which demand for short-term accommodations is anticipated to surge. LAANE collaborated with a group of USC graduate students to investigate the relationship between STR listings and evictions. Their findings revealed a correlation between the increase in STR listings and a rise in evictions. Specifically, for every 1 STR listing per 100 units, there was a corresponding increase of 2.17 evictions per 100 renters.

Examples of Short-Term Rental Regulation

Several municipalities have stepped up and put community stability ahead of STR industry pressure by enacting measures to limit STRs to the primary residences of hosts (ie. banning “unhosted” STRs, where the landlord does not live on site), introducing the private right of action to empower residents in enforcing local STR regulations, and allocating increased funding for the enforcement of these regulations.

- The **City of Irvine** boldly prohibits STRs from operating in any residential zone and restricts the advertising of STR listings to a minimum stay of 31 consecutive days which effectively bans short-term rentals.¹¹⁰ In partnership with contractor RentalScape, Irvine monitors STR listing sites for illegal rentals.¹¹¹ Within two years of beginning enforcement, rental units previously diverted to the STR market began returning to the long-term rental market, resulting in a 3% decrease in rents across Irvine.¹¹²
- **Santa Monica** also took steps to protect its renter population by banning unhosted stays.¹¹³ Furthermore, Santa Monica established a mechanism for residents to report unlicensed STRs, reinforcing community involvement in enforcement.¹¹⁴ The Santa Monica Home Sharing Ordinance has withstood legal challenges from Airbnb and other entities.¹¹⁵
- Similarly, **West Hollywood** has prohibited unhosted stays while empowering tenants with the private right of action to sue owners of illegal STRs.¹¹⁶ In contrast to Long Beach’s highly restrictive complaint process, which charges claimants a \$1,076 fee and limits illegal short-term rental challenges to property owners within the same census tract,¹¹⁷ West Hollywood has democratized compliance efforts by enabling all residents to participate in enforcement actions.
- The **City of Santa Barbara** faced initial challenges in enforcing its STR ordinance until it fully funded its enforcement initiatives. In August 2023, the City allocated \$1.17 million for enforcement, leading to the identification of 1,147 illegal STRs and fines imposed on over 150 hosts. Within the first year of enhanced enforcement, Santa Barbara spent less than \$100,000 but collected over \$500,000 in fines and penalties, demonstrating the positive impact of enforcement.¹¹⁸

Long Beach should model any updates of its Short-Term Rental Ordinance on the successful models pioneered above. Updates should empower all residents while ensuring that homes can be shared without displacing local residents.

Inadequate and Outdated Approaches to Housing Production and Preservation

Long Beach's housing crisis is rooted in the failure of market-driven development to meet the needs of lower-income residents. For decades, the City has relied on speculative production models that prioritize profit over people. The result is a chronic shortfall in affordable housing, rising displacement pressures, and shrinking access to homeownership for community members. Market-based solutions alone have proven insufficient: production lags persist, and preservation opportunities are under-resourced while stagnant wages and inflation compound the rent burden on Long Beach families.

Long Beach must add 26,502 housing units by 2029, more than half of which—15,346 homes—must be affordable to households ranging from extremely low- to moderate-income.¹¹⁹ Yet the City is on track to meet only 25% of its overall housing goal and just 13% of the affordable housing target.¹²⁰ For very low-income households, production is even more dismal: only 228 of the 7,141 units (3.2%) have been built, with four years left in the current planning cycle.¹²¹ These figures reveal the inadequacy of current policies and the limits of relying on the theory of “filtering”—that market-rate housing will eventually become affordable when enough is produced.¹²² The benefits of new luxury developments flow to high-income households first, leaving low-income residents with too little, too late.



Since 2000, the U.S. housing market has undergone a profound shift toward corporate ownership, driven by the rise of Real Estate Investment Trusts (REITs), Limited Liability Companies (LLCs), and other investment vehicles. This trend accelerated after the 2008 foreclosure crisis, with the share of rental housing owned by individuals dropping from 55% in 2000 to just over 40% by 2018. Corporate entities have come to dominate the rental market, especially in cities like Los Angeles, where investment vehicles own 67% of rental units. This consolidation transforms housing from a source of shelter and stability into a financial asset.¹²³ Corporate landlords often prioritize profit, resulting in rent gouging that exceeds inflation and wage growth,¹²⁴ and higher eviction rates than small-scale landlords.¹²⁵

SAJE's 2021 report on the impact of private equity on the rental housing market highlights how this corporate dominance is not limited to Wall Street giants like Blackstone. Smaller private equity firms and a proliferation of LLCs, LPs, and trusts are deeply entrenched in local housing markets. These entities often follow predatory patterns: hiking rents, displacing tenants, neglecting property conditions, and using legal loopholes to evade accountability. The harms inflicted—ranging from eviction and

gentrification to slum conditions and harassment—are not outliers but systemic outcomes of a housing system built around corporate incentives.¹²⁶

Without public intervention, the accelerating financialization of housing will continue to destabilize families and communities. To counter these trends, Long Beach must adopt a bold public strategy to develop and fund non-market alternatives, building a durable ecosystem of social housing. This includes advancing shared equity homeownership, preserving existing affordable units, and building new rental and ownership housing at scale by reclaiming public land for community-serving housing.

Examples of Non-Market Alternatives and Social Housing

As a response to similar challenges, communities in California and elsewhere have adopted social housing solutions by utilizing four key strategies: **(1)** producing new permanently affordable housing, **(2)** preserving existing affordable housing at risk of displacement, **(3)** expanding access to permanently affordable homeownership, and **(4)** ensuring the long-term success of Inclusionary Zoning through community stewardship. The following models and examples provide a blueprint for a scalable, equity-centered social housing strategy.

1. Production of Permanently Affordable Rental and Ownership Social Housing:

Cities are creating new social housing through partnerships with CLTs, public housing authorities, and nonprofit developers, often leveraging surplus public land to reduce costs and maximize long-term affordability.

- **Community Land Trusts (CLTs)** are nonprofit organizations that acquire and steward land for the permanent benefit of the community. They remove land from the speculative market and offer long-term leases or resale-restricted ownership of homes to low- and moderate-income households. Incubated by the City of Long Beach,¹²⁷ the Long Beach Community Land Trust (LBCLT) has already begun to build the foundation for a city-wide CLT ecosystem.¹²⁸ With the support of public subsidies, CLTs can preserve affordability across generations, enable wealth-building, and prevent displacement.
- Founded in 1987 in North Carolina to preserve affordability in Durham’s historically Black West End, **Durham Community Land Trustees** has grown into a model CLT, offering both rental and homeownership opportunities for households earning up to 80% of AMI. In addition to offering financial counseling and matched savings for home repairs, the CLT’s innovative *CLTplusOne* program pairs permanently affordable homes with construction of on-site rental ADUs—providing families with rental income, promoting multi-generational living, and increasing local affordable housing stock.¹²⁹

2. Preservation of Unsubsidized (NOAH) and Subsidized Affordable Housing with Pathways to Ownership:

Preservation strategies prevent displacement by acquiring and stabilizing existing affordable housing—especially Naturally Occurring Affordable Housing (NOAH)¹³⁰—and, where possible, providing pathways to ownership.

- During the pandemic, the LA County CEO, LA County Development Authority and the Los Angeles Community Land Trust Coalition partnered to establish the **Los Angeles County Acquisition and Rehabilitation CLT Pilot Program**, which has acquired and permanently preserved the affordability of eight small and medium NOAH rental buildings that were on the market, protecting 110 residents from the risk of displacement. At 47% of the cost and at seven times the speed of new construction, these units were made permanently affordable in just one year through CLT stewardship, and over time can provide a pathway to limited-equity ownership for the residents.¹³¹ As one example of success, residents of the Beverly-Vermont CLT formed *Señoras for Housing LEHC* and are now taking over ownership of the building, with the CLT retaining the land to provide on-going support to the new homeowners and to ensure affordability in perpetuity.¹³²
- In an alternative preservation model, **Elevation CLT and Denver Housing Authority** have created the *Stay In Place Program*, a preservation-centered initiative designed to prevent displacement and foreclosure among low-income homeowners in West Denver. The program provides existing homeowners with an alternative to selling or losing their homes due to financial hardship by restructuring the ownership model of their property. Eligible homeowners transfer the land beneath their home into the Elevation CLT while retaining ownership of the building. This transaction allows the homeowner to access up to 100% of the equity they have built in the home over time—funds that can then be used for urgent needs such as major home repairs, reducing mortgage debt, covering medical or education expenses, or investing in financial stability. Importantly, while homeowners can leverage their existing wealth, the property becomes permanently affordable going forward. This hybrid structure not only stabilizes households at risk of foreclosure or speculative displacement, but also ensures that the home remains accessible to future income-qualified buyers.¹³³

3. Expanding Permanently Affordable Homeownership:

Shared equity models create accessible pathways to homeownership while ensuring lasting affordability. By retaining public subsidies and limiting resale prices, these approaches help stabilize households, expand access for first-time and historically excluded buyers, and support modest wealth-building without fueling speculative market pressures.

- a. In Seattle, Washington, **Homestead CLT** stewards more than 200 permanently affordable homes across the City of Seattle and King County. In its early phase, Homestead focused on helping low-income households become homeowners by providing down payment assistance in exchange for holding the land in trust. Rather than developing new housing, Homestead prioritized the preservation and rehabilitation of existing homes, making homeownership affordable for families earning below 80% of the area median income, with some homes targeted to households earning 50% or less. Through a 99-year renewable ground lease, homeowners paid a modest monthly land lease fee—approximately \$75 per month—and agreed to a resale formula that allowed modest appreciation. Upon

resale, homeowners recouped their full initial investment—including mortgage, down payment, and closing costs—plus 1.5% annual appreciation, enabling modest wealth-building while preserving long-term affordability for future buyers.¹³⁴

- b. **Limited Equity Housing Cooperatives (LEHCs)** offer affordable homeownership to lower-income households by allowing residents to purchase shares in a cooperative at a deeply reduced cost, granting them occupancy without the full market-rate burden. A resale formula limits how much equity owners can take when they sell their shares, ensuring affordability for future residents while still allowing current owners to build modest wealth over time through mortgage payments and controlled appreciation. Because ownership is shared, residents make collective decisions about property management, repairs, and governance—fostering deep community involvement, democratic control, and greater long-term housing stability. These features make LEHCs especially meaningful for residents who have been excluded from or exploited by traditional housing markets.
 - i. *Cooper Square CLT* (New York) stewards more than 20 buildings and over 350 residential units—most of them structured as LEHCs under long-term ground leases. Residents purchase shares at affordable, limited-equity prices while the CLT retains ownership of the land, insulating the buildings from speculative pressures. Even in the gentrifying Lower East Side, Cooper Square has managed to sustain deeply affordable, resident-governed housing that has served generations of low-income New Yorkers.¹³⁵
 - ii. In Seattle, *U-lex* is a newly built 68-unit LEHC tailored to first-time buyers earning up to 80% of the area median income.¹³⁶ Units range from one- to three-bedrooms, and cooperative shares are priced between \$53,000 and \$92,000—substantially below market rates—with financing support provided by a local credit union. Each share provides the shareholder the exclusive right to one unit, and one vote in the cooperative’s decisions. In addition to the share cost, U-lex shareholders pay a monthly maintenance fee, which helps the cooperative pay its mortgage and cover building operations. U-lex offers thoughtful amenities including in-unit washers and dryers, energy-efficient appliances, a central courtyard, and communal gathering spaces—all near public transit and key services.
- c. The **Tenancy-in-Common (TIC) ownership, when paired with CLT Stewardship**, allows multiple households to collectively own a property by purchasing fractional, undivided interests in a shared building, with each household retaining exclusive rights to their own unit. While TICs are relatively common in California’s high-cost urban areas, they have rarely been integrated with CLT stewardship due to significant financing barriers—particularly the lack of mortgage products that support both fractional ownership and ground leases.
 - i. *T.R.U.S.T. South LA’s 5900 Figueroa Project* is a six-unit new construction development that combines TIC ownership with CLT land stewardship. Backed by major philanthropic investment, the project aims to expand

homeownership among Black and Latino families and reduce displacement in South Los Angeles. In collaboration with Self-Help Federal Credit Union, the project is piloting the nation's first fractional mortgage product compatible with a CLT ground lease, tailored for income-qualified buyers earning up to 80% of the area median income. This effort marks one of the first successful attempts to align shared equity and shared ownership in a way that is financeable by private lenders—opening new possibilities for replicable, community-controlled affordable homeownership across California.¹³⁷

- d. **Public housing authorities can partner to advance social housing** strategies, including affordable homeownership, to increase opportunities and long-term stability for families and communities of modest means while preserving affordability in perpetuity, expanding ownership access and—when paired with a CLT—preventing foreclosures.¹³⁸
 - i. *HUD's Housing Choice Voucher (HCV) Homeownership Program* allows eligible low-income households to apply their rental voucher assistance toward monthly homeownership expenses, including mortgage payments, property taxes, insurance, and maintenance costs. This program helps families transition into stable homeownership. To qualify, participants must meet specific criteria set by their local Public Housing Authority (PHA).¹³⁹ Once a participant purchases a qualifying home, the PHA provides monthly assistance directly to the lender to offset the homeowner's mortgage payments, for up to 15 years (or indefinitely for elderly and disabled households). This program can be effectively integrated with CLT strategies to support low-income first-time homebuyers to achieve long-term housing stability.^{140, 141}

4. Inclusionary Zoning with CLT Stewardship:

Inclusionary Zoning (IZ) policies can be harnessed to build lasting community assets. When strategically combined with CLTs, such policies can ensure that affordable rental properties or homeownership opportunities created through market-rate development remain permanently affordable. Long Beach is one of the few cities with an IZ policy that requires all set-aside units to remain permanently affordable. To keep these units livable and stable over the long term, they need strong community-focused management: this is something that only a CLT is well suited to provide. By transferring inclusionary units to CLTs, cities can ensure lasting affordability, accountability, and community benefits through ground leases and stewardship agreements. This pairing transforms temporary affordability requirements into enduring community assets and contributes to a social housing ecosystem.

- o **Irvine Community Land Trust** is a CLT established by the City of Irvine specifically to steward affordable rental and homeownership units produced through its 15% Inclusionary Zoning requirement for projects over 50 units. By facilitating direct transfer

of inclusionary resources from developers to the CLT, Irvine has enabled the land trust to become the largest in the state, managing a substantial portfolio of both rental and ownership housing that ensures lasting affordability for income-qualified residents at scale.

- **Housing Land Trust of the North Bay (HLT)** provides a strong example of effective CLT stewardship, serving as the preferred partner for inclusionary housing stewardship across eight cities and towns. HLT has become the go-to steward of for-sale IZ units in the region. HLT typically receives an upfront stewardship fee from developers to manage the marketing, buyer qualification, and long-term compliance of each unit. Some cities pay HLT to steward older inclusionary units and purchase them at resale to convert into CLT homes. Today, 95% of HLT's operating budget comes from earned income, allowing the organization to maintain financial sustainability independent of new IZ projects. Because its homes are resold multiple times, the number of families who have benefited from HLT's stewardship far exceeds the current size of its portfolio—demonstrating how this partnership model can multiply impact over time.¹⁴²

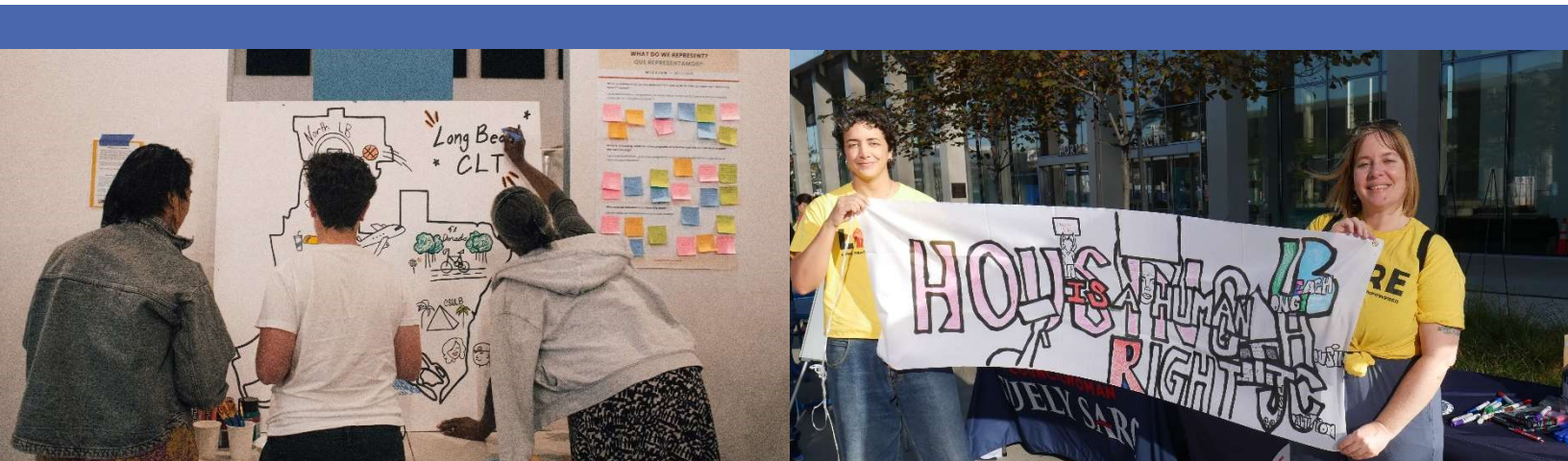
Examples of Revenue Strategies to Fund Non-Market Social Housing Alternatives

To expand non-market social housing, such as the models above, cities must establish their own stable, dedicated funding streams. Long Beach lacks a consistent, reliable funding stream to support social housing models. While new sources such as Measure A offer some promise, they still fall far short of the scale needed. The City's only permanent housing funding—\$5 million in CDBG, \$2.5 million in HOME, and \$3 million in PLHA—are not enough to move the needle with today's housing costs at historic highs. Without a robust and ongoing local commitment, Long Beach cannot make serious progress toward solving its housing affordability crisis or fully leverage innovative models that require a local match. Below are examples of effective revenue strategies that various jurisdictions have implemented to grow social housing opportunities:

- **Los Angeles City's Measure ULA**: Approved by voters in November 2022, Measure ULA is a progressive real estate transfer tax on property sales over \$5 million, with rates escalating for higher-priced transactions. Tax collection began in April 2023, starting with a 4% tax on sales over \$5 million, and 5.5% on sales over \$10 million. As of May 2024, the tax had generated \$702.9 million in funding dedicated to affordable housing production and preservation, homelessness prevention, tenant stabilization services, and an array of social housing strategies, including Alternative Models of Permanently Affordable Housing, Acquisition and Rehabilitation of Affordable Housing, and Capacity-Building for Tenant Ownership.^{143, 144}
- **Seattle's Payroll Tax for Social Housing**: In a February 2025 special election, Seattle voters approved Proposition 1A, a 5% payroll tax on employee compensation above \$1 million. The tax is estimated to yield \$50–53 million per year for the Social Housing Developer, a public authority created to build, own, and manage mixed-income social housing.¹⁴⁵
- **New York State's CLT Loan Fund**: In 2017, the New York State Mortgage Agency (SONYMA) provided \$1 million in seed funding to launch a revolving Community Land Trust Loan Fund. The

fund provides low-interest capital to CLTs for acquisition, development, and rehabilitation of homes for low- and moderate-income families.¹⁴⁶ In 2019, the State announced the first three awards—\$333,333 each—to organizations supporting CLT activity. The goal is to expand sustainable, resale-restricted homeownership options that ensure affordability not just for the first buyer, but for generations to come.¹⁴⁷

- **New York City's CLT Capacity Initiative:** New York City's Department of Housing Preservation and Development has integrated ongoing grant allocations for CLTs through its CLT Capacity Initiative, which aims to increase the number of CLTs in the City in order to create and preserve permanently affordable housing and community spaces, combat displacement, and foster community-led development.¹⁴⁸ The initiative, which was first allocated \$750,000 in 2019¹⁴⁹ and has been renewed annually since, supports the growth of CLTs through various means, including community outreach, education, organizing, and legal and technical support.¹⁵⁰
- **Transient Occupancy Taxes (TOT) in various LA County Jurisdictions:** Long Beach's 13% TOT rate currently sits slightly below average for large cities in LA County. Most cities, such as Los Angeles, Santa Monica, Culver City, Inglewood, and Beverly Hills, have a TOT rate between 14% to 15.5%.¹⁵¹ Santa Monica has a 17% TOT rate for home-sharing platforms. Long Beach's tourism economy is booming and poised to grow even further, with TOT revenues estimated at \$41.7 million in the adopted FY25 budget.¹⁵² An increased TOT rate could yield additional revenue for housing, assuming tourism trends hold. In the FY25 adopted budget, the General Fund allocation of TOT was predicted to rise \$26.3 million and continue rising in the next several years.¹⁵³ If Long Beach voters approved a measure to raise the General Fund portion of the TOT between 3% and 6%, this would raise an additional \$9.62 million to \$19.25 million, assuming no hotel pricing and demand changes. While these amounts would not yield a sizable enough fund to dramatically increase housing construction, TOT revenue is expected to rise and could offer gap funding or pre-development costs for the development of permanently affordable social housing.¹⁵⁴



5. FROM CRISIS TO STABILITY: KEY POLICY ACTIONS

Long Beach is facing a housing crisis that the private market will not solve. Despite ambitious housing targets, the City remains far behind in producing affordable homes as displacement pressures intensify. Without stronger public intervention, market forces will continue to erode affordability and housing stability. To reverse this trend, Long Beach must adopt bold, comprehensive policy solutions that address the immediate risks of displacement while investing in long-term housing security. This chapter lays out a path forward—centered on protecting tenants, curbing speculation, and expanding permanently affordable social housing—using proven strategies drawn from local advocacy and best practices in other jurisdictions.

Policy Recommendations to Protect Tenants

Enhance Tenant Protections & Housing Stability

- 1. Create a Right to Counsel for Tenants Facing Eviction.** Fund and implement a legal defense program to ensure all tenants have access to representation in eviction court by enacting the following:
 - *Codify the Right to Counsel.* Codifying the Right to Counsel would ensure that all tenants facing eviction are automatically provided with legal representation—making it a guaranteed right rather than an optional service that tenants must discover and navigate on their own. Unfamiliarity with the legal process, differing language skills, and poverty should not place residents at risk of losing their homes.
 - *Fully Fund Eviction Defense Services.* Legal representation is one of the most effective tools for preventing eviction and promoting housing stability. As demonstrated above, tenants with legal counsel are significantly more likely to remain housed compared to those who go unrepresented. To make this right meaningful, the City must fully fund tenant legal defense services and ensure that access is timely, universal, and free from unnecessary barriers.
 - *Improve Transparency and Public Access to Eviction Data.* Currently, eviction patterns in Long Beach are not fully transparent. The eviction data analyzed for this report was obtained via a California Public Records Act (CPRA) request of the LA County Sheriff's Department's eviction data. Long Beach should collect, analyze, and publicly release comprehensive eviction data. A Long Beach Eviction Data Portal¹⁵⁵ should include the number of eviction filings, the grounds for eviction, geographic distribution across neighborhoods, and demographic impacts on tenants.¹⁵⁶ Public access to such data would enhance accountability, inform policymaking, and empower communities to advocate for fairer housing practices.
- 2. Fund and Provide Rental Assistance.** Create a rental assistance program designed to reach and serve the most housing-insecure households, particularly those in disadvantaged, predominantly low-income communities of color. Align the program requirements with the

realities of precariously housed individuals and families. Dedicate Permanent Local Housing Allocation (PLHA) funding to begin the program, as these funds are not restricted by immigration status or lease requirements.¹⁵⁷

3. Adopt Comprehensive Just Cause for Eviction Standards. Update the existing Just Cause ordinance to ensure all tenants—regardless of lease type—have protection against arbitrary eviction with clear, enforceable standards and fair notice provisions, as well as increased data transparency to track, analyze, and address the problem.

- *Make Just Cause Universal.* To strengthen tenant stability, Long Beach should adopt Universal Just Cause protections that apply to all renters regardless of unit type, landlord, or length of tenancy. Exemptions should be strictly limited to unique circumstances, such as hospital beds, short-term tourist stays, or federally regulated units with specific legal requirements.
- *Close the "Substantial Remodels" Loophole.* Following the example set by Los Angeles, Long Beach should close the "substantial remodels" loophole, which currently allows landlords to evict tenants under the pretext of substantial remodel. Stricter standards should require landlords to demonstrate that renovations are so extensive that continued occupancy is infeasible—not simply cosmetic or financially motivated improvements.¹⁵⁸
- *Increase Relocation Assistance.* Long Beach should strengthen its relocation assistance policy by (1) eliminating the option for landlords to provide rent credits in lieu of direct payments, (2) aligning relocation amounts with LA County's more protective standards, which increase annually with the Consumer Price Index (CPI), and (3) adopting a graduated system that increases assistance amounts based on family size or household composition to better reflect actual housing needs. These updates would provide displaced tenants with more realistic resources to secure stable replacement housing.
- *Create a Threshold for Eviction of One Month of Fair Market Rent.* A key component of strengthening Just Cause protections is setting a reasonable threshold for nonpayment evictions. Establishing the threshold at one month of Fair Market Rent would provide struggling households with a fair opportunity to catch up on rent and avoid unnecessary eviction, reducing the risk of displacement for low-income renters facing short-term financial hardship.

4. Rein in Short-Term Rentals and Corporate Landlords. Prevent the loss of rental housing to speculative short-term use—particularly in advance of the Olympics and World Cup—and track corporate ownership to prevent consolidation that drives displacement.

- *Moratorium on Short-Term Rentals.* Long Beach should enact a moratorium on STRs starting immediately and extending through the Olympics to protect renters and preserve housing stock. In the meantime, Long Beach should consider more lasting restrictions, similar to the City of Irvine's prohibition of STRs in residential zones, and close existing loopholes that weaken the current STR ordinance and hamper enforcement, following the example set by other cities, including:

- i) Revising Long Beach’s STR ordinance to limit permits exclusively to hosted-only units. Requiring homeowners to reside in the property being rented will ensure authentic “home-sharing” rather than the operation of unlicensed hotels. Additionally, the ordinance should incorporate a verification process during registration to confirm the owner's residency in the STR.
 - ii) Expanding enforcement tools of the STR ordinance to include 1) limiting the number of short-term rental permits, 2) imposing severe penalties for unpermitted short-term rental operations, 3) enforcing mandatory re-occupancy requirements to prevent speculative vacancies, and 4) allocating sufficient funding to ensure robust enforcement. Long Beach can also democratize enforcement by 1) removing the current homeownership requirement and fee required to file a petition against STRs and 2) amending its ordinance to include private right of action, as West Hollywood has done, which would empower local residents to bring complaints and help alleviate budgetary constraints.
- *Rein in Corporate Ownership of Housing Stock:* Long Beach should take measures to assess the degree to which institutional ownership has diminished the housing stock within the city, and to address the adverse effects, including by restricting the number of homes a corporate entity is permitted to own and levying taxes on entities that own multiple properties. Models include a pending Los Angeles City Council motion to investigate the extent of institutional ownership of residential properties in Los Angeles and to develop regulatory language for taxing entities that possess a “significant” number of properties.¹⁵⁹ At the state level, AB 2584 (Lee) seeks to impose caps on the number of residential properties that any single corporate entity may own.¹⁶⁰

- 5. Chart a Pathway to Rent Stabilization.** Implement robust rent stabilization measures to insulate tenants from speculative market pressures. By tying rent increases to fair, predictable standards, rent stabilization ensures that housing costs grow in line with tenants' financial realities rather than corporate profit goals.

Policy Recommendations to Support Permanently Affordable Social Housing

Social Housing Alternatives

- 1. Produce Social Housing on Public and Community-Owned Land.** Long Beach should expand permanently affordable, non-speculative rental and ownership housing.
- *Leverage Partnerships:* The City should leverage partnerships with LACAHSa, the Housing Authority, and mission-aligned nonprofit developers to create deeply affordable, community-controlled rental and ownership housing—especially on properties acquired through LACAHSa’s Production, Preservation, and Ownership (PPO) funds. Through joint development agreements, long-term ground leases, and master

leasing strategies, the City can incorporate long-term affordability covenants and, where feasible, structures for resident governance. The City should also support nonprofit and CLT partners in stewarding these units, ensuring transparent leasing, long-term oversight, and protections against future speculation. This rental and ownership social housing framework will enable Long Beach to build a lasting supply of high-quality, deeply affordable housing that serves generations of low-income tenants.

- *Leverage Public Land Disposition.* Long Beach should reform its public land disposition process to ensure publicly owned land is used to address the housing affordability crisis. With 61 city-owned parcels totaling over 224 acres, the City has a critical opportunity to prioritize housing production on surplus public land, especially when paired with permanent affordability requirements and community stewardship. Current surplus land procedures could be strengthened by establishing clear affordability mandates, prioritizing partnerships with CLTs and nonprofit developers, and enabling land transfers or long-term leases for the creation of permanently affordable rental or shared equity ownership units. Similarly, the City should engage with Long Beach Community College District regarding land development opportunities for college students and alumni.

2. Preserve Naturally Occurring and Covenanted Affordable Housing. To support permanently affordable housing and expand resident-governed ownership, Long Beach should prioritize the acquisition and preservation of properties most at risk of speculation, displacement, or deterioration—especially in high-displacement neighborhoods and in cases when tenants express interest in deepening their roles in governance or ownership. The City’s programs should support the acquisition, rehabilitation, and long-term stewardship of 3–40 unit properties by CLTs and nonprofit developers, initially as affordable rentals, with a viable pathway for conversion to affordable, shared equity homeownership. The City can pursue this through a partnership with LACAHSa, which is in a position to allocate millions of dollars of flexible pass-through Production, Preservation and Ownership (PPO) funds for preservation projects each year, and by identifying other local resources, including enabling the transfer of covenanted, city-owned properties into CLT ownership.

3. Promote Shared Equity Homeownership. Shared equity homeownership models offer a powerful pathway to help Long Beach residents—especially those excluded from traditional housing markets—build wealth while preserving long-term affordability. Long Beach should actively support the development of these models through capital investments, land transfers, technical assistance, and program design aligned with the needs of first-generation buyers and historically marginalized communities. Prioritizing shared equity homeownership also supports the City’s broader goals of racial equity, economic mobility, and intergenerational stability.

- *Establish a CLT-Compatible First-Time Homebuyer Program* that channels down payment assistance into a shared equity model that could be stewarded by a CLT, retaining the City’s subsidy in the land, providing a wealth-building opportunity, and ensuring affordability across generations. In addition to traditional single-family homes, down payment assistance should be designed for use with Limited Equity Housing Cooperatives and resale-restricted Tenancy-in-Common to ensure lasting affordability

and wealth-building opportunities for lower-income workers and young professionals who are excluded from the market. When paired with a CLT, the City's subsidy serves both current and future income-qualified households, creating permanent affordability. Future initiatives should incorporate measures such as targeted outreach to underrepresented communities, allocation systems that ensure geographic and demographic diversity, and eligibility criteria that focus on first-generation homebuyers.

- *Leverage Partnerships:* Engagement and coordination with Housing Authority of the City of Long Beach (HACLB) LACAHS, Long Beach CLT, the Los Angeles Community Land Trust Coalition, and technical resources like the LA Housing Training Hub can strengthen implementation.

4. Promote CLT Stewardship of Inclusionary Units. Cities across the country have demonstrated that transferring inclusionary units to CLTs ensures long-term affordability, prevents speculative resale, and embeds community accountability into local housing frameworks. To follow suit, Long Beach should require or prioritize CLT or nonprofit ownership of inclusionary units, ensuring durable affordability and oversight. The City should also enable a CLT to manage the lease-up or resale of inclusionary units in a stewardship role supported by a sustainable fee structure. In-lieu fees generated through the inclusionary program could be dedicated to help fund a CLT's acquisition, rehabilitation, and compliance monitoring work. Rather than allowing land dedications as an alternative to on-site units, the City could instead require developers to acquire and rehabilitate off-site units in high-opportunity or gentrifying neighborhoods under CLT stewardship. Additionally, any city- or housing authority-owned sites used to fulfill inclusionary obligations should be permanently placed in trust for community benefit. By embedding CLT stewardship into its inclusionary zoning policy, Long Beach can ensure that affordable housing created through private development is not only delivered, but also preserved—turning short-term obligations into long-term community assets.

5. Local Revenue Sources to Scale Non-Market Social Housing. To scale social housing and permanently affordable community ownership opportunities, Long Beach must establish a dedicated and sustainable source of local revenue. The City should explore progressive revenue measures modeled after Los Angeles's Measure ULA, which generates hundreds of millions of dollars annually for affordable housing production, preservation, and tenant protections. Potential funding sources include: a real estate transfer tax on high-value properties; a parcel tax earmarked for community-owned housing; a short-term rental (TOT) surcharge; a vacancy tax on long-term vacant properties; or a dedicated share of redevelopment revenues. These revenue streams can seed a local Social Housing Trust Fund or support CLT acquisition and development, enabling Long Beach to move beyond grant-dependent programs and toward a consistent pipeline of non-speculative, permanently affordable housing. Any new revenue mechanism should be designed to prioritize equity, transparency, and community oversight, ensuring that funds directly benefit low-income communities and build long-term housing security.

6. CONCLUSION

Long Beach stands at a crossroads. Without bold intervention, the City's housing crisis will deepen—driven by rising rents, speculative ownership, and mounting displacement, especially in the lead-up to the World Cup and Olympics. However, another future is possible. By pairing strong tenant protections with long-term investments in social housing, the City can create a stable, inclusive housing system rooted in community control and permanent affordability. The policy recommendations in this report offer a roadmap: practical, proven strategies to protect residents today while transforming the City's housing future for generations to come.



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