CITY OF LONG BEACH

Community Development Department
Planning Bureau
411 W. Ocean Boulevard, 3rd Floor, Long Beach, CA 90802
562.570.6194 | www.longbeach.gov/lbcd

Replacement, Relocation and Household Income Certification

Pursuant to Section 66300 of the Government Code (AB 1218), applicants must replace all covenanted affordable rental dwelling units; units occupied by lower, very low or extremely low-income households; rent-stabilized units that have existed on the site on or after January 1, 2020; and units withdrawn from rent or lease under the Ellis Act within the last 10 years, whether or not the unit(s) received a building permit(s). The information provided on this form will be used to determine the number, types, sizes, and affordability of the replacement units. Additionally, projects utilizing Section 65852.21 of the Government Code (SB 9) shall not demolish or alter any rent-stabilized units that are subject to the State or local Rent Stabilization Ordinance; subject to a recorded covenant and agreement restricting rents to levels affordable to moderate, lower, or very low-income households; housing that has been tenant-occupied in the last three years. Projects shall not propose development on a site that has withdrawn accommodations from rent or lease within the years under the Ellis Act.

- Submit the applicable supplemental application form and any other filing requirements in Planning Permit Application. All submittals are via online portal, and in-person submittals are not accepted.

Failure to provide accurate and complete information will delay review or result in project denial.

I. Property Information

Assessor's Parcel Number(s): _____

Property Address or Site Location: _____

II. Pre-Existing Site Condition – Check "Yes" or "No" for each

At any time **since January 1, 2020**, has the subject property contained a dwelling unit(s) (whether vacant, occupied or demolished)?

☐ **No (Skip to Section V)** ☐ **Yes**

a. Are/were any of the dwelling units rented at any time in the last five years? ☐ **Yes** ☐ **No**

b. Are/were any of the dwelling units rented at any time in the last three years? ☐ **Yes** ☐ **No**

c. Are/were any of the dwelling units subject to a recorded covenant and agreement restricting rents to levels affordable to moderate, lower, very low and/or extremely low-income ☐ **Yes** ☐ **No**

d. Is the project located on a site where residential units were withdrawn from rent or lease under the Ellis Act – Chapter 12.75 of Division 7 of Title 1 of the Government Code, in the 15- year period prior to your application submittal? ☐ **Yes** ☐ **No**

e. Is the project located on a site where residential units were withdrawn from rent or lease under the Ellis Act in the 10-year period prior to your application submittal? ☐ **Yes** ☐ **No**

f. Are you proposing to alter or demolish any of the existing units? ☐ **Yes** ☐ **No**

g. Are any existing units unpermitted? ☐ **Yes** ☐ **No**

h. Is the proposed development located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a landmark or historic property or district pursuant to a local ordinance? ☐ Yes ☐ No ☐ I do not know

If answers to b to h are all "no," skip to Section V.

III. Rent Stabilization Screening Questions

a. Are/were the dwelling units in an owner-occupied duplex built in 1995 or later? ☐ Yes ☐ No

b. Are/were the dwelling unit(s) built in the last 15 years? ☐ Yes ☐ No

c. Have the dwelling unit(s) not been rented since November 20, 2018? A "yes" answer means the unit(s) have not had a tenant since November 20, 2018. A "no" answer means the unit(s) have had a tenant since November 20, 2018. ☐ Yes ☐ No

d. If the unit(s) are/were condominiums or single-family homes (units that can be sold separately), are/were they owned by any of the following after January 1, 2020?: ☐ Yes ☐ No
- An individual owner(s);
- LLC with NO corporation as a member;
- Family trust

IV. Income Levels of Households in Rental Units

a. Use this section to indicate the number of dwelling units that currently exist or existed on the site within the last five years.

b. Indicate the size (number of bedrooms) of each unit according to the income level of the household occupying the unit. (Appendix A: Los Angeles County Income and Rent Limits.)

c. If some of the existing units are unoccupied, refer to the income information for the last household that occupied the unit.

d. For rental properties that have been vacated or demolished, use the greatest number of units that were occupied by extremely low, very low- or lower-income households, or were rent-stabilized and occupied by moderate or above moderate income households, during the last five years.

e. Pursuant to Section 21.11.050 LBMC, Extremely Low Income shall be used for all units when tenant incomes are unknown.

Household Income Level	***Unit Size***	***Number of Units***
Unknown	**Studio (no bedroom)**	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	
Acutely Low Income	**Studio (no bedroom)**	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	

Very Low Income	**Studio (no bedroom)**	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	
Extremely Low Income	**Studio (no bedroom)**	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	
Low Income	**Studio (no bedroom)**	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	
Market Rate	**Studio (no bedroom)**	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	

Total household rental units of all income categories existing or demolished within the last 5 years: ☐

V. Owner / Applicant Certification

I certify under penalty of perjury that the foregoing is true and correct. Furthermore, I certify that I will provide the following to any tenants of occupied units requiring replacement, as applicable:
1) relocation benefits pursuant to Section 7260 through 7272 of the Government Code, and 2) a right of first refusal for a comparable replacement unit at an affordable rent in the proposed development that is the subject of this certification.

I understand that I may be asked to provide documentation to support the household income information provided here, and that failure to produce said documentation to the satisfaction of the Department of Community Development will result in a presumption that extremely low income households occupied units on the site in accordance with Pursuant to Section 21.11.050 LBMC.

Signature : _____ Date: _____

Print Name: _____ Check One: ☐ Owner ☐ Applicant

To request this information in an alternative format or to request a reasonable accommodation, please contact the Community Development Department at longbeach.gov/lbcd and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.

LONGBEACH COMMUNITY DEVELOPMENT

Los Angeles County Household Income Limits

Year: 2026

Source: [California Department of Housing & Community Development, State Income Limits for 2026.]

Household Size	Extremely Low Income	Very Low Income	Lower Income	Moderate Income
1 Person	$35,000	$58,300	$93,300	$93,300
2 Persons	$40,000	$66,650	$106,600	$106,600
3 Persons	$45,000	$74,950	$119,950	$119,950
4 Persons	$50,000	$83,300	$133,250	$133,250
5 Persons	$54,000	$89,950	$143,900	$143,900
6 Persons	$58,000	$96,600	$154,600	$154,600
7 Persons	$62,000	$103,250	$165,250	$165,250
8 Persons	$66,000	$110,000	$175,900	$175,900

Effective June 23, 2026. Income limits are updated annually, typically in the Spring.

LONGBEACH COMMUNITY DEVELOPMENT

Gross Maximum Affordable Rents (Before Deduction of Utility Allowance)

Year: 2026

Household Income Level	Studio	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms
Extremely Low Income	$567	$649	$730	$811	$876
Very Low Income	$946	$1,081	$1,216	$1,351	$1,459
Lower Income	$1,135	$1,298	$1,460	$1,622	$1,751
Moderate Income	$2,080	$2,379	$2,676	$2,973	$3,211

Notes:

1. Effective June 23, 2026

2. Gross maximum affordable rent before deduction of utility allowances for utilities paid by the tenant. The Housing Authority of the City of Long Beach publishes utility allowance schedules annually at:
longbeach.gov/haclb/owners-and-agents/utility-allowance-schedule/

3. Based on 2026 Los Angeles County household incomes published by California Department of Housing & Community Development and calculated pursuant to CA Health & Safety Code Section 50053. For the purposes of calculating the gross maximum affordable rent, the benchmark household sizes are set at the number of bedrooms in the unit plus one.