January 7, 2021

STATE OF THE CITY

When: Tuesday, January 12, 2021
Time: 6:00 pm
Location: Virtual Event (RSVP here)

On Tuesday, January 21, 2021, Dr. Robert Garcia, Honorable Mayor of the City of Long Beach will be giving the annual State of the City address. Given COVID-19 restrictions, Mayor Garcia’s address will be given virtually (see link above). Dr. Anissa David, the City of Long Beach’s Health Officer, will be giving the opening address. Dr. Davis has authority over Long Beach’s coronavirus response and has been with the Long Beach Health Department since 2016.

On Tuesday, January 5, 2021, the City Council approved the Climate Action and Adaptation Plan (CAAP). The CAAP aims to help to reduce greenhouse gas (GHG) emissions, prepare the community for the impacts of climate change, improve the quality of life, and enhance economic vitality in Long Beach. This plan provides a framework for the City to update policies, programs, practices, and incentives for residents and businesses to reduce their GHG footprint.

The plan was developed through stakeholder engagement and public outreach. The CAAP team held three open house events to inform the public, and met with independent experts, businesses, local community groups, and youth leaders. The goal is to reduce carbon by 40% by 2030, with the goal of reaching net zero by 2045. Some of the pathways to achieve these goals are 10% reduction in diesel heavy-duty truck emissions, 75% reduction of paper/cardboard waste, and 75% reduction of food scraps and green waste all by 2030.

In next week’s newsletter, we will hear from Patricia Diefenderfer, City of Long Beach Planning. Patricia will outline how CAAP will impact our local businesses.

For more information, please click HERE.

Real Estate News

County Moratorium Extended - Residential

The L.A. County Board of Supervisors voted unanimously Tuesday to extend the county’s eviction moratorium through February 28. The motion, proposed by supervisors Sheila Kuehl and Hilda Solis, also strengthens and clarifies protections for renters facing intimidation or harassment from landlords. Under new rules, those tenants would no longer be prohibited from receiving help. In addition to changing the conditions for eligibility, the program will now raise the available assistance from $7,500 to $10,000 for eligible households making up to 50% of the average median
income. Moreover, the county will also make payments directly to property owners to supplement partial payments made earlier.

The City of Long Beach has issued an extension of the emergency ordinance that halts evictions for residential and certain commercial tenants affected by the COVID-19 pandemic. The amendment extends the current eviction moratorium and rent deferment period for an additional 60 days, to July 31, 2020. Protected tenants will have until July 31, 2021, to pay all delayed rent to landlords without incurring late charges and other fees. Tenants are encouraged to establish a payment plan to make installments of deferred rent over the repayment period. Further, unpaid rent validly deferred between September 1, 2020, and January 31, 2021, cannot serve as the basis for eviction if tenants pay at least 25 percent of the total rent due during this time period. The remaining unpaid balance will become consumer debt and cannot, at any point thereafter, serve as the basis for an eviction.

AB 3088 passed the Legislature on August 31, 2020, and was quickly signed into law by Governor Newsom. The bill includes an urgency clause and is effective immediately. The legislation provides both a residential eviction moratorium and anti-foreclosure procedural protections. Though, AB 3088 does not provide protections for commercial tenants or commercial property owners. AB 3088 currently applies to residential tenants in Long Beach and will continue to apply after the expiration of the City Eviction Moratorium. Also, AB 3088 specifically preempts actions adopted by local governments to protect residential tenants from eviction due to financial hardship related to COVID-19.

For more information, please click HERE

Community Hospital Re-Opens

The Community Hospital of Long Beach was opened on Monday, January 4, 2021. The hospital will open on Monday with 11 intensive care unit beds along with space for 40 other patients who aren’t as critically ill. The 94-year-old East Long Beach hospital closed in July 2018, after state regulators deemed it unsafe to operate due to its location on a fault line. The final inspection occurred in the week of December 14, 2020. City officials, the Property Real Estate Division of the Economic Development Department, and community members have been working to reopen the historic facility under a new seismic retrofitting plan. Under the agreement, the City will lease
the land to Molina, Wu for $1 a year. The City will also be responsible for half of the retrofit costs of up to $50 million total, while Molina, Wu would be responsible for any additional costs.

Long Beach hospitals have seen a surge of new COVID-19 patients of over 360% since November 1, 2020, a figure that’s expected to increase as Los Angeles County continues to report daily records for positive cases. The space in the re-opened Community Hospital is expected to be filled with non-coronavirus patients transferred from other facilities, which are struggling to keep up with the number of people arriving to be treated for COVID-19.

Earlier in 2020, Councilman Daryl Supernaw, who represents portions of East and Central Long Beach which includes Community Hospital, allocated $250,000 of funds not spent on staffing his council office to help repair elevators at the facility in an effort to aid its reopening.

Community Hospital will not be accepting walk-ins or those with confirmed cases of COVID-19.

For more information, please click [HERE](https://www.longbeach.gov).

**Industry Links**

- National Conference from GlobeSt. For MultiFamily Communities
- California and Arizona Hotel Occupancy Falls to 37% Through August
- Amazon to put $2B into Affordable Housing

For more information, please contact Sergio Ramirez, Deputy Director, Economic Development Department, at sergio.ramirez@longbeach.gov.