



January 27, 2022

County Eviction Moratorium Extended

State eviction protections for residential tenants unable to pay rent due to the public health emergency were in effect between August 31, 2020 and September 30, 2021. Since that time, residential eviction filings have resumed, while tenants retain an affirmative defense for evictions under certain conditions. Further, State law pre-empts local jurisdictions from re-enacting or establishing new residential protections related to nonpayment due to COVID-19 through March 31, 2022. The County's eviction moratorium has continued to cover certain commercial tenants (which were not included in the State law) and limited residential protections not pre-empted by State law.

The County Board motion will extend tenant protections in the following ways:

Commercial: The County's commercial eviction moratorium will expire January 31, 2022. However, other protections will remain in place, including anti-harassment and retaliation for all commercial tenants, prohibiting enforcement of personal guarantees for rent incurred by commercial tenants with nine employees or fewer, and requiring landlords to provide notices of rights to commercial tenants with nine employees or fewer.

Residential: Residential tenant protections will be extended and subsequently phased out over three stages through June 30, 2023:

Phase I (February 1-May 31, 2022): Current residential tenant protections are extended. Beginning April 1, 2022 (when State law no longer pre-empts the County), eviction protections will be reinstated for residential tenants and mobile home space renters who are unable to pay rent due to COVID-19 financial hardship.

Phase II (June 1-December 31, 2022): Certain protections will begin to phase out. Amendments include changing certain requirements related to owner move-ins and allowing evictions for denying entry to a landlord. Further, households with income at or below 80% AMI will be able to self-certify their income level and financial hardship to establish an affirmative defense in unlawful detainer actions.

Phase III (January 1-June 30, 2023): Evictions protections for residential tenants and mobile home space renters earning 80% AMI or below would continue, while eviction protections for other residential tenants would be lifted.



Given the recent surge in cases due to the Omicron variant, the LA County Board of Supervisors moved to extend protections for tenants financially impacted by the COVID-19 pandemic.

County staff will report back in 120 days regarding any recommendations to further modify the County's tenant protections. We will continue to monitor these developments at the County level and provide updates.

For more information, please see the [County's website](#).

North Long Beach Renaissance Continues



City Ventures is starting the pre-sale of 38 three-story solar-powered townhomes on Long Beach Blvd. Edgewood Point, currently under construction at 5070 Long Beach Blvd., features 38 three-bedroom layouts that range from 1,330 to 1,535 square feet, two-car garages, rooftop solar panels and other energy-saving appliances and thermostats in each unit. Edgewood Point should be completed by the end of 2022, and down the street from Edgewood Point, City Ventures is in the process of breaking ground on 18 three-story townhomes. Prices in Edgewood Point will start in the low \$600,000s.

For more information about Edgewood Point, please click [HERE](#).



The Long Beach Accelerator

The Long Beach Accelerator is thrilled to open the application period for their Summer 2022 Cohort expected to start in June 2022.

The Long Beach Accelerator has graduated 12 cohort companies, 25% of which have received acquisition offers, and collectively raised over \$4.5M in capital and earned over \$1M in revenue since February 2021.

Startups accepted to the program will receive the resources and runway needed to flourish, including:

- \$75,000 to \$100,000+ in capital funding in exchange for 7% equity.
- Access to prime working space in Downtown Long Beach.
- A specialized four-month program where each month the startups will work on a specific component of the business with expert instructors, mentors and other resources.
- Digital resource package worth approximately \$500,000 and include services such as Amazon Web Services, Air table, Stripe, Zoom, and many more.

Early Bird Deadline: February 4th, 2022

Application Deadline: February 18th, 2022

To apply, please click [HERE](#).

Links

[Rules Guiding Long Beach Short-Term Rentals Will Change Near Coast](#)

[FuturePorts 2022 Economic Forecast Virtual Meeting, February 14, 2022](#)

[Old Long Beach City Hall Demolition to Be Completed in Spring 2022](#)

For more information, please contact Mary Frances Torres, SR/WA, Acting Real Estate Development Bureau Manager, Economic Development Department, at mary.torres@longbeach.gov.

