



October 8, 2020

### Property Services News

The Finance Director of the City of Long Beach has released a COVID-19 TOT Penalty Payment Deferral Relief Program which states:

As long as Transient Occupancy Tax (TOT) payments are made current, any late fee penalties that accrue as a result of the COVID-19 Pandemic do not have to be paid until the City Council determines that the emergency has concluded with respect to hotel TOT. At that point, the City will work with the impacted hotel to develop a reasonable time plan. The existing 1% per month "additional penalty" will not be applied to the outstanding late penalties until such the timeframe for any payment plan has expired. This program is effective immediately, retroactive to March 1, 2020.

*Note: This program does not stop penalties from accruing (except for the 1% additional penalty) if the TOT is not timely paid as TOT is not a cost of the hotel, but rather a tax being collected by the hotel on behalf of the City. If the TOT tax is not paid timely by the first late month, the late penalty is 25% of the TOT tax, and if not paid by the end of the second month, the penalty doubles to 50% and remains at 50%.*

For more information, please contact [sergio.ramirez@longbeach.gov](mailto:sergio.ramirez@longbeach.gov).

### City Spotlight



#### **Oscar Orci, Director of Development Services**

On June 20, 2020, Oscar Orci was announced as the Director of Development Services. Mr. Orci oversees planning, building safety, code enforcement and housing and neighborhood services. He also oversees the Long Beach Community Investment Corporation (LBCIC).

Mr. Orci began working with the City as the Deputy Director of Development Services in 2016. In his time there, he assisted in managing an unparalleled level of new development throughout the city. This includes the mixed-use development and thousands of residential units, which include affordable housing development, hotel rooms and commercial spaces and the new Civic Center.

Mr. Orci was also the City's representative for Community Hospital's seismic compliance endeavor. He guided the development of the aerospace industry and "the integration of technological efforts" like Electronic Plan Check, web-portal integration and streamlining of permits. Mr. Orci has over 25 years of experience in community development. Before working with the City, he worked with the City of Redlands as the development services director.

“I am excited for this great opportunity and look forward to working with the community, neighborhood partners and all the City stakeholders,” Orci said when promoted. “I’m committed to continuing the Department’s efforts in providing exceptional services and developing a sustainable, unique and vibrant community.”

To reach the Office of Development Services, please click [HERE](#).

## Real Estate News

### **Gerald Desmond Bridge**



*Image credit: Port of Long Beach*

The City of Long Beach officials cut the ribbon on Friday, October 2, 2020 on a new bridge that will replace the Gerald Desmond Bridge. The newly rebuilt Gerald Desmond Bridge opened on Monday, October 5, 2020. The bridge project began in 2013 to clear a path for the new structure. The \$1.47 billion, includes a nearly two-mile bridge and the demolition of the existing Gerald Desmond Bridge. Two 515 feet towers support the bridge, making it the second-tallest cable-stayed bridge in the United States. Port officials said the six-lane, cable-stayed bridge will provide a major regional highway

connector as well as improve cargo movement. The bridge was rebuilt to accommodate larger cargo ships and the increase in trucking traffic growth of the Port.

According to the Port of Long Beach, traffic routes leading to the Gerald Desmond Bridge will be closed at 4 p.m. Friday afternoon thru 5 a.m. Monday to allow construction crews to switch lanes over to the new cable-stayed bridge and enable the new route to open.

For more information about the Bridge, please click [HERE](#).

For more information about this project and investment opportunities around it, please contact Sergio Ramirez, Deputy Director, Economic Development Department, at [sergio.ramirez@longbeach.gov](mailto:sergio.ramirez@longbeach.gov).

### **Atlantic Farms Bridge Housing Community**



*Image credit: City of Long Beach Official Instagram*

The City of Long Beach unveiled the new Atlantic Farms Bridge Housing Community (ABC) on Thursday, October 1, 2020. The village-style development is located at 6841-6845 Atlantic Avenue in North Long Beach and will help address a critical gap in the City’s [Continuum of Care](#) to offer a safe place and supportive resources for individuals experiencing homelessness. Mayor Robert Garcia stated, “The new Atlantic Farms Bridge Housing Community we are opening this week delivers comprehensive support to transition people experiencing homelessness in Long Beach into long-term housing.”

This project matches people to housing options as they become available, with supportive services to help individuals move into permanent housing as quickly as possible. The 2.28-acre community consists of modular-style dormitories for adults with a total capacity of 125. Due to COVID-19 safety and physical distancing guidelines, the site's capacity has temporarily been reduced to 100 adults. The City's Economic Development Department played a key role in securing the real estate for the project.

The Atlantic Farms Bridge Housing Community is a low-barrier facility designed to allow people access whenever they are ready for support. The campus will operate 24 hours a day, seven days a week, year-round.

For a virtual tour of this new community space, please click [HERE](#).

### **Industry Links**

[Coronavirus Fuels Foreclosure Storm in the U.S.](#)

[Rising Up: Long Beach Development](#)

[Contemplating Smart Cities Past Technology](#)

For more information, please contact Sergio Ramirez, Deputy Director, Economic Development Department, at [sergio.ramirez@longbeach.gov](mailto:sergio.ramirez@longbeach.gov).