Protection for Tenants Facing Remodel-Based Evictions

On Tuesday’s City Council meeting (December 7, 2021) the Long Beach City Council voted to prepare an ordinance to approve more protections for renters who may get kicked out of their homes because of substantial remodels. City Council also implemented a new temporary ban on such evictions until the ordinance gets officially adopted. This is an update to the Just Cause Ordinance, that was passed in February 2020.

This tenant protection ordinance requires property owners to notify the city when they undertake a remodel that would displace tenants, tracking data on this type of displacement and assisting tenants who are displaced. It will also require a 90-day notice to vacate for any no-fault, just-cause termination of tenancy and provide permanent relocation benefits up to $4,500 or two months of rent, whichever is greater, per household for those who are displaced because of a renovation.

Until the ordinance is adopted, City Council approved a new temporary ban on remodel-based evictions until February 28, 2022.

For more information, please see the staff recommendation and council presentation.

Agreement with Gundry Partners, LP for the Purchase and Development of the former Long Beach Armory

On Tuesday, December 7th, City Council approved:

- The Development of exempt surplus City-owned property (The Armory)
- Authorized the City Manager to execute a Purchase and Sale Agreement with Gundry Partners, LP
- Authorized the City Manager to execute a 55-year loan agreement in the amount of $5M
- Accepted and approved categorical exemption CE 21-147 (District 1)

Long Beach Armory, located at 854 East 7th Street, occupies a .91-acre parcel bounded by Seventh Street, Gumbiner Park, Cobre Way, and Mars Court. The Subject Property consists of a 3-story, 26,530-square-foot Armory building (Armory Building) and a 12,000-square-foot parking lot. Built in 1930, the Subject Property served as the Long Beach Armory, one of ten armories built by the California Army National Guard (CA ARNG) between World Wars, until it was decommissioned in April 2018, and the CA ARNG
relocated to the Joint Forces Training Base in Los Alamitos. Ownership of the Subject Property then reverted to the City of Long Beach and has since remained vacant. The Subject Property is widely considered to be an essential part of local military history and historically significant.

The City and Buyer/Developer, Gundry Partners, LP, DBA Howard CDM, have negotiated a purchase price of $5,150,000 for the purchase of Subject Property that will be paid to the City through a 55-year Residual Receipts Loan, which is a loan that is repaid with the surplus cash of the project after all obligations from construction and financing the project have been disbursed. The Acquisition Loan will bear a 3 percent simple annual interest rate.

The development, the Armory Arts Collective, will be an 86-unit workforce market-rate housing and performing arts complex. The proposal contemplates adaptive reuse and restoration of the Armory Building, including 11,400 square feet of offices, meeting rooms, and studios; a 7,043-square-foot performing arts center and gallery space; and, an 8,258-square-foot performing arts garden. Additionally, the proposal contemplates ground-up development of the existing parking lot into a mix of one-bedroom and studio market-rate housing, 40 units of which would be at 60 percent of area median income.

For more information, please see the staff report.
Accelerate Long Beach

The quarterly economic forum, hosted by the Long Beach Economic Partnership, was held on Thursday, December 9, 2021. The forum was focused on real estate and development in the City of Long Beach. The free virtual event spoke to projects that were recently completed, are under construction, or in the pipeline.

Real estate development accounts for about 17% of gross regional product (GRP) in the Long Beach area, and this massive industry is one that fuels itself. Businesses and developments attract more business and development, with that growing ecosystem building a higher quality of life overall.

The event had speakers from:

- Cal State Long Beach University, Long Beach Office of Economic Research
- City of Long Beach Economic Development Department
- Real Estate industry leaders

The Long Beach Economic Partnership is an action-oriented organization that focuses on the growth of businesses, jobs, and economic opportunities throughout Long Beach.

For more information, or if you’d like to view the forum, please find it HERE.
Industry Links

Emergency shelter defines Long Beach WomenShelter in many eyes

IRA Capital has expansion plan in mind for LB apartment portfolio

“Are we in a bubble?” Home sales and price growth to slow in 2022, experts say

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