Real Estate News

Unpermitted Dwelling Unit Amnesty Ordinance – Zoning Code Amendment

On Tuesday, January 12, 2021, the City Council adopted an ordinance that amends the municipal code by adding Chapter 21.66 relating to the Unpermitted Dwelling Unit Amnesty Program. This program preserves existing dwellings, bringing them into compliance with applicable Building Code standard in order to maintain them as income-restricted affordable units in accordance with the “Everyone Home Long Beach” plan. This ordinance will provide a pathway for legalizing unpermitted dwelling units to help the City of Long Beach address and meet it’s 26,000-unit RHNA requirement through 2029.

1. In summary, this ordinance will:
2. Expand the number of rent-stabilized units
3. Encourage the preservation of existing housing stock

Increase safety by bringing these unpermitted dwelling units to current safety standards. The target units are those that do not already qualify for legalization as ADUs and are in all zones except heavy industrial zones. These units also have to be occupied for more than 30 continuous days prior to December 31, 2016. The affordability of these units should be the lower of either the existing tenant’s income level, or moderate-income rent restriction for a period of 10 years. All density restrictions, parking, and all other development (planning) standards are waived. Finally, a building permit and inspection is required and may be subject to adaptive reuse/historic building code relief.

For more information, please click HERE.

L.A. County Eviction Moratorium for Commercial Property

The Los Angeles County Temporary Eviction Moratorium, effective March 4, 2020, has been extended through February 28, 2021 which places a Countywide ban on evictions for residential and commercial tenants, including mobile home space renters. Under the County’s Moratorium, tenants may not be evicted for COVID-19 related nonpayment of
rent, as well as no-fault reasons, nuisance, denying entry to a landlord, or unauthorized occupants or pets – if related to COVID-19.

For commercial tenants:

- Responsible for providing notice to their landlord if they are unable to pay rent due to financial impacts related to the COVID-19 pandemic with seven (7) days after rent is due.
- Tenants with nine (9) or fewer employees may self-certify their inability to pay rent to their landlord. Repayment of deferred rent will be due 12 months after the date which the moratorium expires.
- Tenants with ten (10) or more, but fewer than 100, employees will need to provide written documentation that demonstrates inability to pay rent due to financial hardship related to COVID-19 to their landlord. Repayment of deferred rent will be due 6 months, after the date which the moratorium expires, in equal monthly installments.
- Tenants are encouraged (if able) to pay partial rent during the moratorium.

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

**Economic Development Staff Changes**

**Fond Farewell – Fern Nueno, AICP, LEED AP BD+C**

Fern Nueno, a Department Project Manager of the Economic Development Department, Property Services Division, will be leaving the team on January 15, 2021, although will be staying with the City of Long Beach. Ms. Nueno, AICP, LEED AP BD+C, has worked as a Project Manager for the past three years for the City of Long Beach Economic Development Department. Her focus has been on leasing and real estate projects, including administering leases for City-owned property in Alamitos Bay Marina, Shoreline Village, and Catalina Landing. Starting next week, Fern will be in a new role with the City in the Public Works Department working on mobility and active transportation projects and programs.

Please join us in wishing Fern good luck in her future endeavors.
Welcome – Michael Fischer, Department Project Manager

The Economic Development, Property Services Division is happy to welcome Michael Fischer, to the team. Mr. Fischer has over 15 years of real estate experience in right-of-way, leasing, asset management, property management and acquisition. He has held real estate manager roles in private industry for McDonald's, Taco Bell, Winchell's Donut House, and Extended Stay America. His public sector experience has included Real Estate Manager roles in the County of Los Angeles, and Southern California Edison Company.

Michael earned a Bachelor of Arts in History from the University of California, Los Angeles, and Master of Public Administration and Master of Planning degrees from the University of Southern California, Sol Price School of Policy, Planning, and Development. Michael is a licensed real estate broker and holds the SR/WA designation from the International-Right-of-Way Association. In his spare time Michael enjoys sailing, cycling, tennis and playing the guitar. He lives in Orange County with his wife Lisa, and three daughters, Hannah, Sarah, and Emme, and two dogs Marley and Asher.

Please join us in welcoming Michael Fischer.

Industry Links

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The Importance of Being 'Essential': The Most Desirable Retail Tenants Amid the Pandemic
45 commercial real estate companies to watch in 2021
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For more information, please contact Sergio Ramirez, Deputy Director, Economic Development Department, at sergio.ramirez@longbeach.gov,