



**DOWNTOWN
LONG BEACH
ALLIANCE**

April 7, 2020

Honorable Mayor Garcia and members of the Long Beach City Council
Civic Center Plaza
411 West Ocean Blvd
Long Beach, CA 90802

RE: COVID-19 and the Delay of Long Beach Inclusionary Housing Ordinance

Dear Mayor Garcia and members of the Long Beach City Council,

Please accept this correspondence on behalf of the Downtown Long Beach Alliance (DLBA) Board of Directors and enter into the public record for City Council meeting scheduled for Tuesday, April 7th, 2020 support for the delayed discussion of Long Beach's proposed inclusionary housing ordinance until after the COVID-19 pandemic subsides.

The COVID-19 pandemic has caused far reaching economic impacts that can be felt across Long Beach – the City's many vibrant business corridors have been forced to close their doors, and many residents are struggling to find financial stability amidst reduced work hours and increased medical expenses. In February 2020, California's initial unemployment claims had decreased over 57% since January 2010 to historically low levels. By the end of March, nearly one million Californians had filed for unemployment, indicating a rapid shift towards economic uncertainty.

When City Council began the process of crafting an inclusionary housing ordinance in late 2018, the underlying market conditions assumed in the feasibility analysis were substantially different than what is observed today. Variables including labor force, building material costs, and access to development financing have all been significantly affected by COVID-19, and as a result past information is no longer reliable when shaping a potential inclusionary housing policy. For this reason, the DLBA is requesting that the discussion of inclusionary housing be revisited only when policymakers have received updated, consistent market information in the wake of the COVID-19 crisis.

In the coming weeks and months, creating a stable path to economic recovery is among the top priorities for Long Beach's policymakers. As Long Beach responds to COVID-19's effects, the DLBA requests that inclusionary housing policies be incorporated as part of a comprehensive, robust COVID-19 recovery program. Housing and homelessness are only one part of a complex intersection of issues affected by COVID-19, and the DLBA believes that including inclusionary housing policies in a recovery package will benefit both residents seeking housing as well as property owners recovering missed payments or delayed maintenance.

The DLBA appreciates the opportunity to share our opinion on inclusionary housing in Long Beach, and we are proud of the progress that the City has made so far. Our community is strong, resilient, and confident in its ability to recover from this current crisis, and we look forward to our continued partnership on the path to recovery.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kraig Kojian', with a stylized flourish at the end.

Kraig Kojian
President & CEO

Cc: DLBA Board of Directors