



**DOWNTOWN
LONG BEACH
ALLIANCE**

April 10, 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 requesting a delay in the 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 felt across Long Beach and the nation. In essence, the city's many vibrant business corridors have been forced to close their doors while many residents are struggling to find financial stability amidst reduced work hours. Unprecedented unemployment figures, not seen since the Great Depression, and increased medical expenses, have created an immeasurable strain on our local and regional economy.

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 are observed today. Variables including labor force, building material costs, and access to development financing have all been significantly affected and altered by the public health crisis – as a result, past information is no longer reliable when discussing the proposed inclusionary housing policy. For these reasons, the DLBA is requesting the discussion of inclusionary housing be revisited only when policymakers have received updated market information that reflects the wake of the COVID-19 crisis, and its impact on our economy and the capital markets.

In the coming weeks/months, creating a stable path to economic recovery will be 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. The DLBA believes that incorporating inclusionary housing policies in a recovery package will benefit both residents seeking housing as well as property owners recovering missed payments or performing delayed maintenance.

The DLBA appreciates the opportunity to share our opinion on inclusionary housing in Long Beach and are proud of the city's progress thus far. Our community is strong and resilient, and we look forward to our continued partnership on the path to recovery from this current crisis. Thank you for your time and consideration in this matter.

Sincerely,

Kraig Kojian, President & CEO

Cc: DLBA Board of Directors
Linda Tatum, Director, Development Services, City of Long Beach

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