

Factsheet: Long Beach Vacant Lot Registry & Urban Agriculture Incentive Zone Ordinance

On October 3, 2017, the City Council adopted an ordinance amending the Long Beach Municipal Code by adding Chapter 18.29 regarding vacant lots. The intent of a Vacant Lot Registry is to complement the Foreclosure Registry and the Vacant Building Monitoring Program in protecting neighborhoods from negative impacts associated with vacant buildings and lots. Vacant lots, particularly those that are not well kept, are associated with decreased perceptions of neighborhood safety and decreased property values. Vacant lot registration, enhanced maintenance and upkeep standards, and proactive inspections can help mitigate the negative impacts associated with vacant lots while creating opportunities for community members and potential developers to activate such lots for community-serving uses and potential development opportunities.

Owners of Vacant Lots will begin receiving notification in early 2018 from the Code Enforcement Bureau regarding the new registry and associated responsibilities and fees.

Fee Exemptions Available: Urban Agriculture and Community Supporting Uses

The Vacant Lot Registry is expected to increase sustainability in Long Beach by providing opportunity sites for urban greening and community-serving uses while decreasing the negative impacts associated with vacant lots that are not well kept, such as illegal dumping. Case-specific fee exemptions may be granted to vacant lot owners who agree to allow temporary urban agriculture, other urban greening (such as pocket parks and community gardens), community programming or events, pop-up businesses or services, or specific community-serving uses allowed by the subject zoning district. Property owners interested in this opportunity should contact [Long Beach Development Services](#).



In addition to the opportunity for a fee waiver from the Vacant Lot Registry, tax incentives are available for property owners to allow urban agriculture on vacant lots for a minimum of five years through the Urban Agricultural Incentive Zone (AB 551) Implementation Ordinance in Long Beach (<http://www.longbeach.gov/sustainability/programs/uaiz-program/>). The local AB 551 Implementation Ordinance creates tax incentives available for property owners to allow urban agriculture on vacant lots for a minimum of five years to have their property assessed at the agricultural rate. On average, produce purchased in Los Angeles County travels 1,500 miles before consumption, so localizing food sources can help traffic and congestion while increasing community resilience to climate impacts. As an example, local food sources increase community resilience to major weather events such as an earthquake or storm that could hinder transportation networks currently relied upon for food supply. More generally, activating vacant lots with community-serving destinations such as mini-parks, community gardens or community programming in local neighborhoods increases perceptions of neighborhood safety, helping residents feel comfortable walking or biking, while providing new local destinations accessible by non-motorized transportation.

Bring Life to Your Vacant Lot!

Consider Allowing a Temporary Community Use on Your Vacant Lot

Vacant lots can make neighborhoods feel less safe and can even decrease nearby property values. Not only can you get a vacant lot registry fee exemption for allowing your vacant lot to be used temporarily for urban agriculture or another community-serving use, but doing so can reduce your maintenance costs, provide you with tax incentives, and improve neighborhood safety and vitality.

Fee Exemptions Available: Urban Agriculture and Community-Supporting Uses

The Vacant Lot Registry allows for case-specific fee exemptions that may be granted to vacant lot owners who agree to have their lot temporarily used for urban agriculture, community gardens, community programming or events, pop-up businesses or services, or specific community-serving uses allowed by the subject zoning district.



In addition, tax incentives are available for property owners who allow urban agriculture on vacant lots for a minimum of five years through the Urban Agricultural Incentive Zone Implementation Ordinance. The ordinance creates tax incentives for property owners who allow urban agriculture on vacant lots for a minimum of five years to have their property assessed at the agricultural rate. For example, a vacant lot property owner currently paying \$3,100 a year in property taxes could have their tax reduced to \$60 a year, an annual savings of more than \$3,000. Actual savings may vary. For more information, go to: www.longbeach.gov/sustainability/programs/uaiz-program/.

Why allow your vacant lot to support a temporary community-supporting use?

- ✓ Qualify for fee waivers from the Vacant Lot Registry (annual \$632 fee).
- ✓ Reduce blight and increase safety, while making your property more appealing for future development opportunity.
- ✓ Help address maintenance and upkeep needs by having people on-site.
- ✓ Help the community by allowing your lot as a location to grow local produce. On average, produce purchased in Los Angeles County travels 1,500 miles before consumption. Localizing food sources can help traffic and congestion while increasing community resilience to climate impacts.
- ✓ Activating vacant lots with community-serving uses such as mini-parks, community gardens or community programming in local neighborhoods increases perceptions of neighborhood safety, helping residents feel comfortable walking or biking, while providing new local destinations accessible by non-motorized transportation.

This information is available in alternative format by request at (562) 570-3807.
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