

# City of Long Beach

Challenge-Based Request for Proposals Number  
RFP DV-25-645

Long Beach Collaboratory (LB Co-Lab): Vacant  
Lot Activation and Management Solutions



## Overview

### Summary

The Long Beach Collaboratory (LB Co-Lab) enables community members to collaborate with City officials and solution providers to address longstanding civic challenges to increase the quality of life for Long Beach residents. As part of the LB Co-Lab initiative:

- Three Challenge-based Request for Proposal (RFP) solicitations that reflect pressing community challenges are being released (this is one).
- City staff have identified priority challenges aligned with 2028 Olympic and Paralympic Games preparations.
- Long Beach residents have helped City staff validate these challenges by conducting on-the-ground community engagement.
- An in-person Demo Day event will allow for 3 finalists for each RFP to showcase a proof-of-concept solution to the Long Beach community.

**Your Opportunity:** We are seeking partners across industries who can deliver practical solutions that improve the quality of life for Long Beach residents in response to the Challenge Statement below. Up to 3 selected vendors will be invited to Demo Day and the selected winner will implement a 12-month pilot with City support and community engagement. Selected proposals will be awarded \$75,000.

**Challenge Statement:** Some vacant lot property owners are neglecting their property and ignoring City maintenance standards, while others are

constantly having to clean their lots. Together, these properties have become constant areas of blight and have negatively affected the surrounding community. We seek to encourage and/or assist the property owners to become better stewards of their private land or involve residents to affect positive change.

Some potential solution ideas (not exhaustive) may include:

- Programs that allow local nonprofits or neighborhood groups to temporarily "adopt" a lot for beautification or short-term use.
- Visual art installations (e.g., murals, sculptures) to enhance space and deter graffiti.
- Mobile infrastructure like solar lights, temporary fencing, or planters to activate lots without permanent construction.
- Resource kits for community-led cleanups or activations, supported by small grants.
- Partnerships with local organizations to provide job training, garden maintenance, or youth engagement on repurposed lots.
- QR code signage on vacant lots for reporting dumping, overgrowth, or encampments, and accessing maintenance info.
- Lot owner dashboards or alerts to notify them of reported issues or City outreach.
- Interactive maps or mobile tools for residents to view lot status, submit feedback, and track City response.
- Data dashboards for staff to prioritize inspections and measure pilot impact.
- Geotagged surveys or tools to collect community feedback in real time.
- Software / AI-based tools which can account for all zoning and building regulations and render artwork for potential uses of the space, as well calculate costs.



- Software / AI-based tools to proactively monitor blight and notify property owners.

The City is open to any solution - technology, program, community-based, or otherwise - that addresses the above Challenge Statement.

## Key Dates

Release Date: 08/15/25

Optional Pre-Proposal Meeting: 2:00PM 09/11/25

Questions Due to the City: 11:00AM 09/16/25

Proposals Due: 11:00AM 10/29/25

*The City reserves the right to modify these dates at any time, with appropriate notice to prospective Contractors.*

## Proposal Information

Instructions for what to include in your proposal and how to submit it are detailed in Section 2.

Proposals must be submitted electronically via [LongBeachBuys.com](https://LongBeachBuys.com).

## Official Contact

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*All communication with the City related to this RFP must be directed to the contact listed above.*

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# 1 The Opportunity

## 1.1 Background

The LB Co-Lab program aims to transform Long Beach into a model of civic engagement and innovation, where residents have the power and tools to shape their communities.

- **Program purpose:** By leveraging technology and collaborative processes, LB Co-Lab seeks to create sustainable, scalable improvements that reflect the diverse needs and aspirations of Long Beach's neighborhoods. As the City prepares for the 2028 Olympic and Paralympic Games, LB Co-Lab aspires to position Long Beach as a leader in community-driven innovation and civic pride.
- **Prior program activities:** In July 2025, LB Co-Lab project teams comprised of City officials and community participants worked together to define a civic challenge that can be addressed through an innovative solution into this Challenge-based Request for Proposals (RFP). The initial challenge was brought to light by City staff through a rigorous discovery process and subsequently validated by community participants through research and user engagement.
- **This RFP** is designed to harness the creativity and expertise of external partners to generate solutions in response to this RFP and then utilize the expertise of project teams to evaluate innovative solutions that address the identified challenges. This emphasizes collaboration, experimentation, and community engagement, ensuring that the solutions developed later are both practical and impactful.

Following this solicitation, LB Co-Lab project teams will work with the selected Proposer to co-design the implementation of an innovative solution to address the agreed-upon challenge. This approach ensures the City invests in neighborhood improvements based on community-identified needs.

**Challenge Statement: Some vacant lot property owners are neglecting their property and ignoring City maintenance standards while other vacant lot property owners are constantly having to clean their lots.** Together, these properties are consistently blighted and negatively affect the surrounding community. Additionally, some lots become encampments for people experiencing homelessness (PEH) who need help getting connected to dignified services.

We seek to engage residents to activate these lots to affect positive change and/or encourage/assist the property owners to become better stewards of their property.

**Potential solutions:** The following are some potential solutions that could be leveraged to address this challenge. This list exists solely to provide tangible examples and should in no way be considered exhaustive. The LB Co-Lab project team are open to any

current or emerging types of solution (technology, community, program solutions, or otherwise) that meets the challenge statement and objectives. Proposers of all types, including vendors, community-based organizations, academic institutions, etc. are welcome to respond to this.

#### Community and Environmental Solutions:

- Programs that allow local nonprofits or neighborhood groups to temporarily "adopt" a lot for beautification or short-term use.
- Visual art installations (e.g., murals, sculptures) to enhance space and deter graffiti.
- Mobile infrastructure like solar lights, temporary fencing, or planters to activate lots without permanent construction.
- Resource kits for community-led cleanups or activations, supported by small grants.
- Partnerships with local organizations to provide job training, garden maintenance, or youth engagement on repurposed lots.

#### Technology-Based Solutions:

- QR code signage on vacant lots for reporting dumping, overgrowth, or encampments, and accessing maintenance info.
- Lot owner dashboards or alerts to notify them of reported issues or City outreach.
- Interactive maps or mobile tools for residents to view lot status, submit feedback, and track City response.
- Data dashboards for staff to prioritize inspections and measure pilot impact.
- Geotagged surveys or tools to collect community feedback in real time.
- Software / AI-based tools which can account for all zoning and building regulations and render artwork for potential uses of the space, as well calculate costs.
- Software / AI-based tools to proactively monitor blight and notify property owners.

## 1.2 Objectives

Below are the high-level objectives that will guide the Proposer during the contract. This list is an indication of objectives of interest to the LB Co-Lab project team and is not exhaustive or final.

- Implement a stable, low-barrier, and streamlined means to quickly report issues affecting vacant lots and inquire about activating or improving these spaces, thus increasing engagement over time.
- Offer a non-enforcement-based approach that reduces visible blight and encampments in a way that aligns with property rights and existing ordinances. This could include community stewardship programs, monitoring tools, or third-party partnerships.
- Achieve cleaner, safer lots achieved without requiring legal intervention.

### 1.3 Neighborhood Brief

This brief is a comprehensive, qualitative research document that captures the unique context, needs, and opportunities within a specific neighborhood or community. This was developed collaboratively by the City staff and community participants on the project team.

- **Methodology:**
  - Since 2017, the City has maintained and operated a Vacant Lot Monitoring program out of the Code Enforcement Bureau within the Department of Community Development. In essence, the purpose of this program is to identify, monitor, and enforce the maintenance standards of the [ordinance](#) on vacant lots and their owners.
  - As part of the LB Co-Lab data-gathering and community engagement process, the project team conducted on-site assessments in areas near lots that have required constant intervention and enforcement by Code Enforcement. These assessments included visits to the lots and local parks, interviews with local business owners and residents, and discussions with property owners. The findings and community feedback were shared at the LB Co-Lab July 2025 Workshop, providing valuable insights to formulate ideas to address through a technology solution.
- **Data and findings:** After reviewing the data points presented during the July 2025 LB Co-Lab workshop, five trends emerged:
  1. **Low Awareness and Limited Ownership Transparency:** Many residents and nearby business owners are unclear about who owns vacant lots and what maintenance standards apply. This lack of clarity makes it difficult for the public to hold anyone accountable and hinders opportunities for engagement or activation.
  2. **Vacant Lots Exacerbate Homelessness:** Multiple stakeholders noted that vacant lots often contribute to ongoing homelessness-related challenges. Overgrown vegetation, trash, and illegal dumping create conditions that



- invite encampments rather than connect individuals to services, compounding public health and safety concerns.
3. **Opportunities for Activation Through Community Use:** Participants expressed interest in repurposing lots for positive community use, including pocket parks, gardens, murals, art installations, and shaded gathering areas. These ideas were viewed as realistic and impactful, though ongoing maintenance was flagged as a potential challenge.
  4. **Limited Enthusiasm from Some Business Owners:** Some local business owners showed hesitancy or distrust toward City involvement, citing previous inaction or a lack of follow-up. Others expressed a lack of motivation due to unclear incentives or a general sense of apathy around lot conditions.
  5. **Support for Low-Tech and Accessible Engagement Tools:** There was broad support for using tools like QR codes to provide information about lots, report concerns, or connect with available resources. Participants emphasized the need for systems that are accessible to all residents, including those without smartphones or internet access.

- **Unique context / Nuances**

1. **Community Organizations Are Interested but Need Support:** Several nearby nonprofits and neighborhood organizations expressed excitement about engaging with vacant lots but noted they lack formal introduction or support from the City to begin collaborating.
2. **Absentee and Speculative Ownership Presents a Barrier:** Some lot owners are holding onto properties as long-term investments, delaying any improvements or activation. Reaching these owners, particularly those outside Long Beach, remains a key challenge.
3. **Lack of Park and Public Space Access:** Residents expressed a desire for more green space, shade, and recreational opportunities. Vacant lots represent a missed opportunity to address this need, especially in park-poor neighborhoods like parts of Central and West Long Beach.
4. **Safety Concerns are Area-Dependent:** While some residents noted they did not feel unsafe around the lots, other groups raised concerns about lighting, property damage, and illegal activity — suggesting that perceptions vary depending on location and visibility.
5. **Incentives and Enforcement Gaps:** Questions were raised about whether current City incentives are enough to motivate lot maintenance or sale. Others questioned how consistently the City enforces standards for vacant properties, noting a lack of follow-through in some cases.

## 1.4 Project Background

The City of Long Beach's Department of Community Development (Department) plays a central role in managing land use, property maintenance, and neighborhood quality of life. Through its Code Enforcement Bureau, the Department is responsible for enforcing municipal codes related to vacant property conditions, including overgrown vegetation, trash accumulation, illegal dumping, and encampments. The City has an established Vacant Lot Ordinance (Ordinance) under the Long Beach Municipal Code 18.29, which outlines minimum maintenance standards for private vacant properties. Property owners are expected to maintain their lots in a manner that prevents blight and avoids creating public health or safety concerns.

To effectuate this Ordinance, the City operates a Vacant Lot Monitoring Program, which proactively identifies and tracks vacant lots. The program includes regular inspections, property owner outreach, and enforcement actions when necessary.

The City has faced ongoing challenges related to the upkeep and activation of privately owned vacant lots, particularly in neighborhoods where these properties have become magnets for illegal dumping, encampments, and blight. While the City enforces minimum maintenance standards through its Ordinance, enforcement alone has not resulted in long-term improvements at many historically problematic sites. Despite these efforts, many properties remain neglected due to absentee ownership, regulatory complexities, or limited engagement from property owners.

Under these regulations, vacant lot property owners pay a monthly fee for the City to monitor their properties. During this monitoring, if the City discovers the lot to be in violation of maintenance requirements, Code Enforcement will notify the owner to bring the lot back into compliance and potentially impose penalties. Property owners often experience frustration with the unending cycle of repeatedly having to clean and/or secure the properties due to forces outside their control.

This RFP represents a shift toward inviting vendor-led innovation, calling for tools, services, or models that can support better vacant lot conditions without altering existing ordinances. Key stakeholders include the Department of Community Development (Code Enforcement Bureau), the Department of Technology & Innovation, and community members living near high-impact vacant lots.

Statistical data and a mapped vacant lot inventory is provided in an attachment at the end of this RFP to help vendors understand the scope and concentration of vacant lots in the City of Long Beach.

<b>APPENDICES</b>
Appendix A: Vacant Lot Code Violations Map

## Appendix B: Vacant Lot Statistics

Lastly, the City has the following technologies and resources available to leverage (if needed) to support parts of the final solution: security cameras, Go Long Beach 311 app, survey applications, and GIS mapping.

### 1.5 Performance Metrics

The table below highlights the targets that may be tracked and reviewed collaboratively with the Awarded Contractor during the contract. This list is an indication of the potential performance metrics of interest to the City and is not exhaustive or final. We understand that due to the open-ended and challenge-based nature of this RFP, these metrics may not be applicable to all Proposers.

As a part of a response to this RFP, Proposers are asked to propose specific performance metrics to be tracked on a regular basis. The final set of performance metrics and frequency of collection will be negotiated by the successful Proposer and the City prior to the finalization of an agreement between parties and may be adjusted over time as needed.

METRIC	DESCRIPTION	TARGET	DATA SOURCE
1. Quantified data measuring the usage and impact of the solution.	The City needs to understand the usage of the solution and measure if the solution is working.	The City should receive regular updates/reports on project usage and progress.	Providing the City direct access to the user metrics or providing weekly reports via email.
2. Lots activated for public use.	Vacant lots that have not previously been used as accessible for use by the public are offered and available.	One lot that has incurred at least three code enforcement violations is activated.	Event or advertisement.
3. Property development tool	Property owners can view renderings of their property as developed in a variety of ways that are feasible under the zoning and developmental standards.	At least 4 views for each rendering request in under five (5) minutes.	Provide City with rendering requests

## 1.6 Award Terms

This contract will be for a period of twelve (12) months, with the opportunity to renew for four additional one-year periods, up to five years. Projects that successfully achieve the goals and meet key performance indicators may be sustained or scaled. The decision to sustain or scale a project requires mutual agreement between the City and the Awarded Contractor, and is conditional on factors such as pricing, funding availability, contracting considerations, City need, and market conditions. If the City elects to sustain or scale the project, the total contract term will not exceed five years. The City may also elect to sustain or scale the project by issuing a new solicitation.

The City intends to award the contract through the issuance of its standard Purchase Order agreement. This agreement can be viewed [here](#).

## 1.7 Contract Management

**Communication and Management:** Implementation of the contract is a partnership between the City and the Awarded Contractor (known as the “project team”). Both parties will develop a “Contract Management Tool” following the award, which will function as a scope of work. The City and the Awarded Contractor will meet monthly, at a minimum, during the initial period. Project teams can meet more regularly as needed; this is recommended during the implementation and performance evaluation stages of the program.

**Contract Payment:** The City will award one primary Proposer up to \$75,000 for an initial contract for a period of up to 12 months upon contract execution. Should additional funding be secured through other grants and initiatives, the Awarded Contractor may receive an extension and/or augmentation to their contract to extend the term and scope of work.

If the City chooses to sustain or scale the contract beyond the LB Co-Lab project duration, the City issues payment based upon services rendered. After a contract amendment or new contract issuance is finalized and work is performed, the Contractor should invoice the City. The City will remit payment within 30 calendar days of being billed.

The City encourages interested Proposers to consider subcontracting or partnering with other organizations to best meet the requirements of this community-informed RFP; however, the total contract award, regardless of the number of subcontractors, shall not exceed \$75,000.

**Demo Day:** The City will issue honorariums in the amount of Three Thousand Five Hundred Dollars (\$3,500) to up to the top three (3) ranked proposals as determined by the initial evaluation committee. These shortlisted Proposals will be invited to an in-person Demo Day event in Long Beach, CA as part of the secondary evaluation process.

Demo Day will consist of an interactive Proof of Concept (POC) demonstration of the product or service available to all event participants (not only the Evaluation Committee), a visual pitch presentation, and a more structured interview with the Evaluation Committee. Each Proposer invited to Demo Day will be provided with a space for demonstration, to include a table, access to electricity, and wi-fi. Proposers will be given at least two hours for set-up. The City cannot guarantee provision of other resources, and Proposers must indicate in their response if other resources are requested.

## 1 How We Choose

### 2.1 Minimum Qualifications

Proposers must meet the following minimum qualifications to be eligible:

- Qualification to conduct business in the City
- Not having been debarred by Federal, State or local government
- Experience delivering at least one (1) project of similar scope, preferably to a government or social service agency. References and case studies are encouraged.

### 2.2 Evaluation Procedures

After an initial scan for completeness, proposals will be evaluated in two rounds. Both selections will be completed by the full LB Co-Lab project team, which includes City staff and community participants.

The initial evaluation will be conducted by the project team to evaluate all the submissions. All proposals will be scored and ranked. The top scoring proposals, no more than three, will be included in the secondary review.

Following the initial evaluation, as part of the secondary review process the short-listed (up to three) Proposers will be invited to an in-person Demo Day event in Long Beach, CA to showcase their solutions as proofs-of-concept (POCs) to the greater Long Beach community to enable real-time learning, feedback, and further refinement. An interview will also be scheduled. Following the Demo Day event, the project team will evaluate the proposals based on the Evaluation Criteria (Section 2.3) and feedback collected from Demo Day participants. They will then make a recommendation as to the top ranked Proposal.

### 2.3 Evaluation Criteria

The LB Co-Lab evaluation and selection process is aligned with the City's procurement principles and ensures that selected ideas are aligned with Citywide and Departmental priorities. Given the variety, all submitted vendor proposals will be evaluated on the same criteria. The criteria include *qualifications*, *feasibility*, the ability to *demonstrate understanding of the challenge*, *impact*, and *originality*.



Evaluation Criteria	Weight
1. <b>Qualifications</b> are defined as: professional and academic experience of project team; tenure and financial viability of company to sustain the project period and potential contract; company milestones and recent successes; and lastly, bandwidth and staff to dedicate to the project.	20%
2. <b>Feasibility</b> will account for the actions and resources required by the City for project success and the reasonableness of the anticipated costs to scale the project to an implemented solution.	20%
3. <b>Impact</b> is measured by the product or service's ability to lead to short-term and/or long-term outcomes that will benefit residents, community stakeholders, and the City.	20%
4. <b>Originality</b> is determined by the novelty of the proposed solution and if the City's normal purchasing process would have omitted or overlooked the solution.	20%
5. To <b>demonstrate the understanding of the challenge</b> , vendors should be prepared to define: why they are best positioned to work on this project; and provide any recommendations to the community working group that can improve the scope or outcome of the project.	20%

## 2.4 Local Preference

- The City shall apply five extra credit percentage points to all local businesses which submit proposals for services for the City of Long Beach.
- Local Business shall mean a business which maintains its principal place of business in a fixed office/place of business with the City of Long Beach, possesses a current City of Long Beach business license and sellers permit if applicable.
- For a business to be eligible to claim preference, the business MUST request the preference in the Solicitation response (see Attachment A) and provide a copy of its current business license and seller's permit if applicable.
- The local preference does not apply to solicitations for all purchases funded in full or a fraction thereof by any tidelands fund, by any grant funds, nor by any funds received from the State of California.

## 2 Proposal Instructions & Content

### 3.1 Timelines & Instructions

<b>MILESTONE</b>	<b>TIME (PACIFIC) &amp; DATE</b>	<b>LOCATION / ADDITIONAL INFORMATION</b>
Release date	08/15/25	
Optional Webinar for Vendors	2:00PM 09/11/25	<ul style="list-style-type: none"> <li>• <a href="https://longbeach-gov.zoom.us/j/94687102143?pwd=QM4QAZ3aYmJEbxbJH8KzJWwnH9v1Za.1">https://longbeach-gov.zoom.us/j/94687102143?pwd=QM4QAZ3aYmJEbxbJH8KzJWwnH9v1Za.1</a></li> <li>• Meeting ID: 946 8710 2143</li> <li>• Passcode: 845549</li> <li>• One tap mobile +12133388477, 94687102143#, 845549#</li> </ul>
Questions due to the City	11:00AM 09/16/25	<ul style="list-style-type: none"> <li>• Submit all inquiries via email to <a href="mailto:rfppurchasing@longbeach.gov">rfppurchasing@longbeach.gov</a></li> </ul>
Posting of the Q&A	09/18/25	<ul style="list-style-type: none"> <li>• Responses to the questions will be posted on <a href="https://LongBeachBuys.com">LongBeachBuys.com</a>.</li> </ul>
Proposals due	11:00AM 09/29/25	<ul style="list-style-type: none"> <li>• Proposals should be submitted electronically via <a href="https://LongBeachBuys.com">LongBeachBuys.com</a>.</li> <li>• Late proposals, or proposals submitted through other channels will not be accepted.</li> <li>• Proposers are responsible for submitting their proposals completely and on time. <ul style="list-style-type: none"> <li>○ Proposers will receive an email with a time stamp from <a href="https://LongBeachBuys.com">LongBeachBuys.com</a> indicating that the proposal was submitted successfully. The City will only receive proposals that were transmitted successfully.</li> <li>○ For technical support, email or call the City during normal business hours at <a href="mailto:LPurchasing@longbeach.gov">LPurchasing@longbeach.gov</a> or (562) 570-6200.</li> </ul> </li> </ul>
Optional Demo Day Readiness Webinar	TBD	<ul style="list-style-type: none"> <li>• Finalists invited to Demo Day will be invited to a webinar to learn more about expectations and ask questions.</li> </ul>
Initial Evaluation of Proposal	10/24/25	<ul style="list-style-type: none"> <li>• An Evaluation Committee will review Narrative &amp; Cost Proposals to select the top</li> </ul>

		<p>(up to three) proposals that best meet the needs of the City.</p> <ul style="list-style-type: none"> <li>Evaluations will be conducted using a methodology derived from the evaluation criteria listed in Section 0.</li> <li>The up to three finalists will be invited to Demo Day.</li> </ul>
Demo Day	11/15/25	<ul style="list-style-type: none"> <li>Proposers will present solutions to the greater Long Beach community for evaluation as proofs-of-concept (POC) during Demo Day, allowing for real-time learning, feedback, and further refinement.</li> <li>The Proposer will also be interviewed by the Evaluation Committee.</li> </ul>
Secondary Evaluation of Proposal	December, 2025	<ul style="list-style-type: none"> <li>The Secondary Evaluation will review the Proposals and select the proposal that best meets the needs of the City and community.</li> <li>Evaluations will be conducted using a methodology derived from the evaluation criteria listed in Section 0.</li> </ul>
Negotiation & Contractor Selection	December 2025 to January 2026	<ul style="list-style-type: none"> <li>Selected Contractor will be notified in writing.</li> <li>Any award is contingent upon the successful negotiation of final contract terms. If contract negotiations cannot be concluded successfully, the City reserves the right to negotiate a contract with another Contractor or withdraw the RFP.</li> <li>Negotiations shall be confidential and not subject to disclosure to competing Contractors unless and until an agreement is reached.</li> </ul>
Community Scoping Workshop	January 2026	<ul style="list-style-type: none"> <li>A workshop where the LB Co-Lab project teams will define the scope and desired performance measures of the project, ultimately developing a Contract Management Plan, which will be shared with the Awarded Contractor and referenced in the Purchase Order.</li> </ul>
Anticipated Purchase Order Issuance / Contract Execution	February 2026	

Proposer Debrief	After Contractor is Selected	<ul style="list-style-type: none"> <li>Successful and unsuccessful Proposers are encouraged to request phone call or in person meeting with the City to discuss the strengths and weaknesses of their proposal. The intent of the debrief is to provide the Proposer with constructive feedback to equip them with information to effectively meet the City's needs and be successful in future proposals.</li> </ul>
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### 3.2 Proposal Content

Complete proposals will include the following. Proposers are encouraged to use this table as a checklist to ensure all components are included in their proposal.

<b>PROPOSAL</b>	
<input type="checkbox"/> Narrative Proposal	The Narrative Proposal should provide a straightforward, concise delineation of capabilities to satisfy the RFP. Responses to each question should be no longer than 250 words. Guidance on preparing a Narrative Proposal is detailed in Section 0.
<input type="checkbox"/> Cost Proposal for Implementation.	<p>The Cost Proposal should be prepared for estimated costs for the project implementation of the proposed product or service, not to exceed \$75,000. This must include:</p> <ul style="list-style-type: none"><li>• Estimated duration for all work (including a separate projection of City staff resources required) separated by task, including meeting planning.</li><li>• Hardware and/or software costs</li><li>• Installation, maintenance, and project management costs</li><li>• Administrative overhead expenses</li></ul> <p>Format: Proposers should submit their Cost Proposals in Microsoft Excel.</p>
<b>PROPOSAL APPENDICES</b>	
<input type="checkbox"/> Financial Stability	<p>Shortlisted Proposers should include one or more of the following financial statements to provide the City with enough information to determine financial stability of the Proposer and any subcontractor(s).</p> <ul style="list-style-type: none"><li>• Financial Statement or Annual Report</li><li>• Business tax return</li><li>• Statement of income and balance sheet</li></ul>
<input type="checkbox"/> Other Addenda (if applicable)	Case studies and references are highly encouraged, but no more than three in total. Colored displays, promotional materials, and other collateral are not necessary or desired. However, if a complete response cannot be



	provided without referencing supporting documentation, it may be provided as an addendum clearly cited in the Narrative or Cost Proposal.
<b>MANDATORY ATTACHMENTS</b>   <i>The following are included as Attachments in Long Beach Buys. They must be signed by the individual legally authorized to bind the Proposer.</i>	
<input type="checkbox"/>	A. Authorization & Certification
<input type="checkbox"/>	B. Equal Benefits Ordinance (EBO) Form
<input type="checkbox"/>	C. Local Preference Program
<input type="checkbox"/>	D. W-9
<input type="checkbox"/>	E. Privacy Policy Attachment (If applicable): If Proposer is providing a technology, information system, application, data collection mechanism, or rulemaking that handles or collects Personally Identifiable Information (PII), the Proposer must complete the Privacy Policy Attachment.
<b>ATTACHMENTS REQUIRED UPON AWARD</b>   <i>Upon award, Awarded Contractors will be required to submit the following. We encourage you to take note of these requirements, and where possible include available information as part of your proposal to expedite processing.</i>	
<input type="checkbox"/>	F. Business License
<input type="checkbox"/>	G. Proof of Registration with the California Secretary of State
<input type="checkbox"/>	H. Certificates of Insurance:
<input type="checkbox"/>	I. Financial Stability Documents
<input type="checkbox"/>	<b>CONTACT INFORMATION</b>   <i>Ensure your organization's profile is up to date in Long Beach Buys, including an email address, phone number, and for any classifications you may qualify for.</i>

### 3.3 Narrative Proposal Template

An editable version of the template below has been posted to Long Beach Buys. Proposers should complete the editable template and submit it as their narrative proposal.

#### Organizational Capacity & Experience

PROPOSER CONTACT INFORMATION		
<b>Organization</b>	Company Name	
	Company Address	
	Federal Tax ID Number	
	Website	
<b>Authorized Representative</b>	Name	
	Title	

	Email Address	
	Phone Number	
<b>Other Point of Contact (if required)</b>	Name	
	Title	
	Email Address	
	Phone Number	
<b>PROPOSER CAPACITY &amp; EXPERIENCE</b>		
What type of enterprise is the organization?	<input type="checkbox"/> Non-Profit	
	<input type="checkbox"/> Sole Proprietorship	
	<input type="checkbox"/> General Partnership	
	<input type="checkbox"/> Corporation <i>State and Date of incorporation:</i>	
	<input type="checkbox"/> Limited Liability Company	
	<input type="checkbox"/> Other	
Please describe the length of time the organization has been providing the services described in this RFP (1-3 sentences).		
How many employees does the organization have in total and residing in Long Beach?		
Where are the representative(s) that would service the City's account located?		
Does the proposal include subcontractors? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If selected to proceed to the Secondary Evaluation, do you understand the expectations of Demo Day? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Describe your experience demonstrating your solution and/or participating in events similar to Demo Day? (1-3 sentences)		
<b>REFERENCES</b>		
<b>Reference 1</b>	Company	
	Project Manager	
	Phone Number	
	Project Description	
	Project Start and	

	End Dates	
<b>Reference 2</b>	Company	
	Project Manager	
	Phone Number	
	Project Description	
	Project Start and End Dates	
<b>Reference 3</b>	Company	
	Project Manager	
	Phone Number	
	Project Description	
	Project Start and End Dates	

Responses to each question must be no longer than 250 words.

#### Overview

1. Describe your proposal in 100 words or less. Think of this as your elevator pitch for your product or service. Evaluators should understand what your offering is and the problem it is solving.

#### Qualifications

2. Please describe why the organization is qualified to provide the services described in this RFP (1-2 paragraphs).

3. Please provide a plan or overview for how the project will be staffed. Include any subcontractors, if applicable. Describe the technical and business expertise of your core team in addressing the problem statement.

4. If you have any existing customers (specifically municipal organizations), who are they and what did you accomplish? What did you learn from prior implementations and how might this apply to this project?

5. Explain the data and reporting systems that will be used to routinely evaluate program performance to meet the objectives of the challenge. Describe how data will be collected, maintained, and used. Additionally, please describe how you can ensure the privacy and security of any personal identifiable information.

#### Feasibility

1. Summarize your proposed workplan to implement and conduct a project with timelines for key milestones.
2. What resources (City staff, Facilities, Land, Public right-of-way, City infrastructure, Equipment, Software, Hardware, Data, etc.) would you need access to for your proposal?
3. Describe how your company will provide the necessary training, technical assistance, customer support, and onboarding to ensure successful adoption and optimization of your proposed solution.
4. Please identify any anticipated risks or challenges and explain how you plan to mitigate or address them.
5. (OPTIONAL) If other stakeholders will be involved in implementation of the proposal, how will you coordinate between these groups?

## Impact

1. Describe your proposal and the impact you believe your product or service would have on the Long Beach community. Please reference the Neighborhood Brief (Section 1.3) above.
2. If the project is successful within the initial 12-month period and the City opts to renew the contract for the proposed solution, please describe how you would continue providing services. How might you propose scaling up or iterating upon the services provided in the first year?
3. Given the objectives identified in Section 1.2, the City's proposed performance metrics in Section 1.5, and the scale of the project, please identify at least one quantitative metric per objective to measure the success of your solution.

## Originality

1. What sets your solution apart from your competitors? Please describe in specific terms your value proposition.

- |   |
|---|
| 2. Given the originality of your submission, what could the community and City learn from conducting your proposed project? |
|   |

### Understanding of the Challenge

- |   |
|---|
| 1. Describe your company's general problem-solving approach and how you will tailor it for the specific "challenge statement" outlined in this RFP?             |
|   |
| 2. How does the proposed solution reduce visible blight and prevent encampments on problematic vacant lots without relying on enforcement or ordinance changes? |
|   |
| 3. In what ways does the proposal encourage voluntary property owner participation and accountability in maintaining or activating their vacant lots?           |
|   |
| 4. How does the proposed solution involve or engage local community members, especially those living, working near the lots?                                    |
|   |
| 5. (OPTIONAL) Please make any recommendations to the City to improve the scope or outcomes of the project.  |
|   |

### Other

- |  |
|--|
| 1. Is your proposed service or product a one-time cost to the City or are there anticipated recurring expenses (should the City choose to renew its contract beyond the initial 12-month period)?<br>If there are recurring expenses, please provide the estimated cost structure for ongoing implementation of the service or product beyond the initial 12-month term (cost per device, cost per user, ongoing license or as-a-service costs, maintenance costs, etc.) |
|  |
| 2. How will you present your solution as a Proof of Concept (POC) as part of Demo Day (See Section 1.7- Contract Management)? You may also use this space to describe any additional resources you may wish to have to effectively present at Demo Day.  |
|  |



### 3 Terms & Conditions

#### 4.1 Acronyms/Definitions

1. Awarded Contractor: The organization/individual that is awarded a contract with the City of Long Beach, California for the services identified in this RFP.
2. City: The City of Long Beach and any department or agency identified herein.
3. Contractor / Proposer: Organization/individual submitting a proposal in response to this RFP.
4. Department / Division: City of Long Beach, Department of Community Development, Code Enforcement Bureau.
5. Evaluation Committee: An independent committee comprised solely of representatives established to review proposals submitted in response to the RFP, evaluate the proposals, and select a Contractor. The evaluation committee will be comprised of representatives from the Long Beach community working groups and City staff.
6. May: Indicates something that is not mandatory but permissible.
7. PEH: People Experiencing Homelessness
8. Project Team: The group of individuals tasked with successful project delivery, including representatives from the City of Long Beach and community participants recruited through the LB Co-Lab program.
9. RFP: Request for Proposals.
10. Shall / Must: Indicates a mandatory requirement. Failure to meet a mandatory requirement may result in the rejection of a proposal as non-responsive.
11. Should: Indicates something that is recommended but not mandatory. If the Proposer fails to provide recommended information, the City may, at its sole option, ask the Proposer to provide the information or evaluate the proposal without the information.
12. Subcontractor: Third party not directly employed by the Proposer who will provide services identified in this RFP.

#### 4.2 Solicitation Terms & Conditions

1. The City reserves the right to alter, amend, or modify any provisions of this RFP, or to withdraw this RFP, at any time prior to the award of a contract pursuant hereto, if it is in the best interest of the City to do so.

2. The City reserves the right to request clarification of any proposal term from Proposers.
3. The City may contact the references provided; contact any Proposer to clarify any response; contact any current users of a Proposer's services; solicit information from any available source concerning any aspect of a proposal; and seek and review any other information deemed pertinent to the evaluation process.
4. The level and term of documentation required from the Proposer to satisfy the City will be commensurate with the size and complexity of the contract and Proposers should submit accordingly. If the information submitted by the Proposer, or available from other sources, is insufficient to satisfy the City as to the Proposer's contractual responsibility, the City may request additional information from the Proposer or may deem the proposal non-responsive.
5. The City reserves the right to waive informalities and minor irregularities in proposals received.
6. The City reserves the right to reject any or all proposals received prior to contract award.
7. The City's determination of the Proposer's responsibility, for the purposes of this RFP, shall be final.
8. Unless otherwise specified, the City prefers to award to a single Contractor but reserves the right to award contracts to multiple contractors.
9. The City shall not be obligated to accept the lowest priced proposal, but will make an award in the best interests of the City of Long Beach after all factors have been evaluated.
10. If the City receives a single responsive, responsible proposal, the City may request an extension of the proposal acceptance period and/or conduct a price or cost analysis on such proposal. The Proposer shall promptly provide all cost or pricing data, documentation and explanation requested by the City to assist such analysis. By conducting such analysis, the City shall not be obligated to accept the single proposal. The City reserves the right to reject such proposal or any portion thereof.
11. Any irregularities or lack of clarity in the RFP should be brought to the Purchasing Division designee's attention as soon as possible so that corrective addenda may be furnished to Proposers.

12. Proposals must include any and all proposed terms and conditions, including, without limitation, written warranties, maintenance/service agreements, license agreements, lease purchase agreements and the Proposer's standard contract language. The omission of these documents may render a proposal non-responsive.
13. Alterations, modifications or variations to a proposal may not be considered unless authorized by the RFP or by addendum or amendment.
14. Proposals which appear unrealistic in the terms of technical commitments, lack of technical competence, or are indicative of failure to comprehend the complexity and risk of this contract, may be rejected.
15. Proposals may be withdrawn by written notice received prior to the proposal opening time.
16. The price and amount of this proposal must have been arrived at independently and without consultation, communication, agreement or disclosure with or to any other Contractor or prospective Contractor.
17. No attempt may be made at any time to induce any firm or person to refrain from submitting a proposal or to submit any intentionally high or noncompetitive proposal. All proposals must be made in good faith and without collusion.
18. Prices offered by Proposers in their proposals are an irrevocable offer for the term of the contract and any contract extensions. The Awarded Contractor agrees to provide the purchased services at the costs, rates and fees as set forth in their proposal in response to this RFP. No other costs, rates or fees shall be payable to the Awarded Contractor for implementation of their proposal.
19. The City is not liable for any costs incurred by Proposers prior to entering into a formal contract. Costs of developing the proposals or any other such expenses incurred by the Proposer in responding to the RFP, are entirely the responsibility of the Proposer, and shall not be reimbursed in any manner by the City.
20. Proposal will become public record after the conclusion of the negotiation process and before final approval by the awarding body unless the proposal or specific parts of the proposal can be shown to be exempt by law. Each Proposer may clearly label all or part of a proposal as "CONFIDENTIAL" provided that the Proposer thereby agrees to indemnify and defend the City for honoring such a designation. The failure to so label any information that is released by the City shall constitute a complete waiver of any and all claims for damages caused by any release of the information.

21. A proposal submitted in response to this RFP must identify any subcontractors, and outline the contractual relationship between the Proposer and each subcontractor. An official of each proposed subcontractor must sign, and include as part of the proposal submitted in response to this RFP, a statement to the effect that the subcontractor has read and will agree to abide by the Proposer's obligations.
22. If the Contractor elects to use subcontractors, the City requires that the Awarded Contractor provide proof of payment of any subcontractors used for this project. Proposals shall include a plan by which the City will be notified of such payments.
23. Each Proposer must disclose any existing or potential conflict of interest relative to the performance of the contractual services resulting from this RFP. Any such relationship that might be perceived or represented as a conflict should be disclosed. The City reserves the right to disqualify any Proposer on the grounds of actual or apparent conflict of interest.
24. Each Proposer must include in its proposal a complete disclosure of any alleged significant prior or ongoing contract failures, any civil or criminal litigation or investigation pending which involves the Proposer or in which the Proposer has been judged guilty or liable. Failure to comply with the terms of this provision will disqualify any proposal. The City reserves the right to reject any proposal based upon the Proposer's prior history with the City or with any other party, which documents, without limitation, unsatisfactory performance, adversarial or contentious demeanor, significant failure(s) to meet contract milestones or other contractual failures.
25. The City reserves the right to negotiate final contract terms with any Proposers selected. The contract between the parties will consist of the RFP together with any modifications thereto, and the Awarded Contractor's proposal, together with any modifications and clarifications thereto that are submitted at the request of the City during the evaluation and negotiation process. In the event of any conflict or contradiction between or among these documents, the documents shall control in the following order of precedence: the final executed contract, the RFP, any modifications and clarifications to the Awarded Contractor's proposal, and the Awarded Contractor's proposal. Specific exceptions to this general rule may be noted in the final executed contract.
26. The City will not be responsible for or bound by any oral communication or any other information or contact that occurs outside the official communication process specified herein, unless confirmed in writing by the City Contact.

27. Any contract resulting from this RFP shall not be effective unless and until approved by the City Council / City Manager, as applicable.
28. The City will not be liable for Federal, State, or Local excise taxes.
29. Execution of Attachment A of this RFP shall constitute an agreement to all terms and conditions specified in the RFP, including, without limitation, the Attachment B contract form and all terms and conditions therein, except such terms and conditions that the Proposer expressly excludes.
30. Proposer understands and acknowledges that the representations above are material and important, and will be relied on by the City in evaluation of the proposal. Any Proposer misrepresentation shall be treated as fraudulent concealment from the City of the true facts relating to the proposal.
31. Proposals shall be kept confidential through the negotiation process.
32. No announcement concerning the award of a contract as a result of this RFP may be made without the prior written approval of the City.
33. Proposers are advised that while a scaled up future engagement with City is not guaranteed as a result of this procurement, any expansion of the contract awarded pursuant to this procurement process that exceeds \$100,000 shall be subject to the applicable provisions of Long Beach Municipal Code Section 2.73 et seq, the Equal Benefits Ordinance. All Proposers shall complete and return, with their bid, the Equal Benefits Ordinance Compliance form contained in Attachment B, if applicable. Unless otherwise specified in the procurement package, Proposers do not need to submit with their bid supporting documentation proving compliance. However, supporting documentation verifying that the benefits are provided equally shall be required if the proposer is selected for award of a contract that will exceed \$100,000.

#### 4.3 Contract Terms & Conditions

1. The Awarded Contractor will be the sole point of contract responsibility. The City will look solely to the Awarded Contractor for the performance of all contractual obligations which may result from an award based on this RFP, and the Awarded Contractor shall not be relieved for the non-performance of any or all subcontractors.
2. The Awarded Contractor must maintain, for the duration of its contract, insurance coverages as required by the City. Work on the contract shall not begin until after the Awarded Contractor has submitted acceptable evidence of the required insurance coverages.



3. The Long Beach Municipal Code (LBMC) requires all businesses operating in the City of Long Beach to pay a business license tax. In some cases, the City may require a regulatory permit and/or evidence of a State or Federal license. Prior to issuing a business license, certain business types will require the business license application and/or business location to be reviewed by the Development Services, Fire, Health, and/or Police Departments. Additional information is available at [www.longbeach.gov/finance/business\\_license](http://www.longbeach.gov/finance/business_license).
4. All work performed in connection with construction shall be performed in compliance with all applicable laws, ordinances, rules and regulations of federal, state, county or municipal governments or agencies (including, without limitation, all applicable federal and state labor standards, including the prevailing wage provisions of Sections 1770 et seq. of the California Labor Code), and (b) all directions, rules and regulations of any fire marshal, health officer, building inspector, or other officer of every governmental agency now having or hereafter acquiring jurisdiction.
5. Awarded Contractor shall indemnify, protect and hold harmless City, its Boards, Commissions, and their officials, employees and agents ("Indemnified Parties"), from and against any and all liability, claims, demands, damage, loss, obligations, causes of action, proceedings, awards, fines, judgments, penalties, costs and expenses, including attorneys' fees, court costs, expert and witness fees, and other costs and fees of litigation, arising or alleged to have arisen, in whole or in part, out of or in connection with (1) Awarded Contractor's breach or failure to comply with any of its obligations contained in this Contract, including any obligations arising from the Awarded Contractor's compliance with or failure to comply with applicable laws, including all applicable federal and state labor requirements including, without limitation, the requirements of California Labor Code Section 1770 et seq. or (2) negligent or willful acts, errors, omissions or misrepresentations committed by Awarded Contractor, its officers, employees, agents, subcontractors, or anyone under Awarded Contractor's control, in the performance of work or services under this Contract (collectively "Claims" or individually "Claim").
6. In addition to Awarded Contractor's duty to indemnify, Awarded Contractor shall have a separate and wholly independent duty to defend Indemnified Parties at Awarded Contractor's expense by legal counsel approved by City, from and against all Claims, and shall continue this defense until the Claims are resolved, whether by settlement, judgment or otherwise. No finding or judgment of negligence, fault, breach, or the like on the part of Awarded Contractor shall be required for the duty to defend to arise. City shall notify Awarded Contractor of

any Claim, shall tender the defense of the Claim to Awarded Contractor, and shall assist Awarded Contractor, as may be reasonably requested, in the defense.

7. If a court of competent jurisdiction determines that a Claim was caused by the sole negligence or willful misconduct of Indemnified Parties, Awarded Contractor's costs of defense and indemnity shall be (1) reimbursed in full if the court determines sole negligence by the Indemnified Parties, or (2) reduced by the percentage of willful misconduct attributed by the court to the Indemnified Parties.
8. Proposers are advised that while a scaled up future engagement with City is not guaranteed as a result of this procurement, if Proposer and City do amend and expand its engagement in the future, any requests for reasonable price adjustments must be submitted 60 days prior to the Contract annual anniversary date. Requests for adjustment in cost of labor and/or materials must be justified based upon verifiable criteria such as the Consumer Price Index, US City Averages, or other relevant indices.
9. If the Awarded Contractor elects to use subcontractors, Awarded Contractor agrees to require its subcontractors to indemnify Indemnified Parties and to provide insurance coverage to the same extent as Awarded Contractor.
10. If the Awarded Contractor elects to use subcontractors, the Awarded Contractor shall not allow any subcontractor to commence work until all insurance required of subcontractor is obtained.
11. The provisions of this section shall survive the expiration or termination of this Contract.
12. PUBLIC WORKS OF IMPROVEMENT ONLY: Contractor agrees that all public work (as defined in California Labor Code Section 1720) performed pursuant to this Agreement (the "Public Work"), if any, shall comply with the requirements of California Labor Code Sections 1770 et seq. If there is a difference between the general prevailing wage rates determined by the director of the Department of Industrial Relations and the applicable minimum wage rates determined by the Secretary of Labor (for federally assisted projects) for similar classifications of work, the Contractor and its subcontractors of every tier shall pay their workers not less than the higher wage rate.
13. In all bid specifications, contracts and subcontracts for any such Public Work, Contractor shall obtain the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in this locality for each craft, classification or type of worker needed to perform the Public Work, and shall

include such rates in the bid specifications, contract or subcontract. Such bid specifications, contract or subcontract must contain the following provision: “It shall be mandatory for the contractor to pay not less than the said prevailing rate of wages to all workers employed by the contractor in the execution of this contract. The awarded contractor expressly agrees to comply with the penalty provisions of California Labor Code Section 1776

#### 4.4 Additional Requirements

If the Proposer is providing a technology, information system, application, data collection mechanism, or rulemaking that handles or collects Personally Identifiable Information (PII), the Proposer must complete the Data Privacy Policy Attachment, described in Section 3.2 (Proposal Content – Mandatory Attachments).

1. Technology & Project Purpose: A detailed description of the technology, platform, or system proposed, including its primary purpose, functionality, and intended outcomes within the scope of this project.
2. Data Involved: A summary of the types of data that will be collected, used, or processed as part of this project / technology solution. This should explicitly include any PII, personal health information (PHI), financial data, or other sensitive data, if applicable. Proposals should also note how data classification and protection measures will be addressed.
3. Data Access & Roles: A clear outline of all parties who will have access to the data, including internal personnel (e.g., employees), external parties (e.g., contractors, consultants), and third party-vendors. The roles, responsibilities and access levels for each group should be clearly defined.
4. Supporting Documentation (Optional but recommended): Proposers are encouraged to provide supporting documentation such as:
  - a. A standard project charter.
  - b. Data collection and processing workflows or mechanisms.
  - c. Diagrams or data flow charts outlining the technical architecture or data movement.
5. Digital Trust for Places and Routines (DTPR) Vendor Worksheet

In addition, if selected Proposers must comply with the Long Beach Data Privacy Policy, which requires that mid- and high-risk technologies that collect PII conduct a Privacy Impact Assessment (PIA). A PIA is an in-depth review of how data is collected and managed and identifies the anticipated impacts that select projects managed by the City will have on the public’s privacy. The PIA Questionnaire is available [\[here\]](#).

## 4.5 Protest Procedures

### Who May Protest

Only a Proposer who has actually submitted a proposal is eligible to protest a contract awarded through a Request for Proposals (RFP). A Proposer may not rely on the protest submitted by another Proposer but must pursue its own protest.

### Time for Protest

The City will post a notice of the intent to award a contract at least ten (10) business days before an award is made. The notice will be available to all Proposers who submitted a proposal via the City's electronic bid notification system at <http://www.longbeach.gov/purchasing>. A Proposer desiring to submit a protest for a proposal must do so within five (5) business days of the electronic notification of intent to award. The City Purchasing Agent must receive the protest by the close of business on the fifth (5th) business day following posting of notification of intent to award the contract. Proposers are responsible for registering with the City's electronic bid notification system and maintaining an updated Contractor profile. The City is not responsible for Proposers' failure to obtain notification for any reason, including but not limited to failure to maintain updated email addresses, failure to open/read electronic messages and failure of their own computer/technology equipment. The City's RFP justification memo will be available for review by protestors once the notification of intent to award has been posted via the City's electronic bid notification system.

### Form of Protest

The protest must be in writing and signed by the individual who signed the proposal or, if the Proposer is a corporation, by an officer of the corporation, and addressed to the City Purchasing Agent. Protests must be submitted via the email address above. They must include a valid email address and phone number. Protests must set forth a complete and detailed statement of the grounds for the protest and include all relevant information to support the grounds stated, and must refer to specific portions of the RFP and attachments upon which the protest is based. Once the protest is received by the City Purchasing Agent, the City will not accept additional information on the protest unless the City requests it.

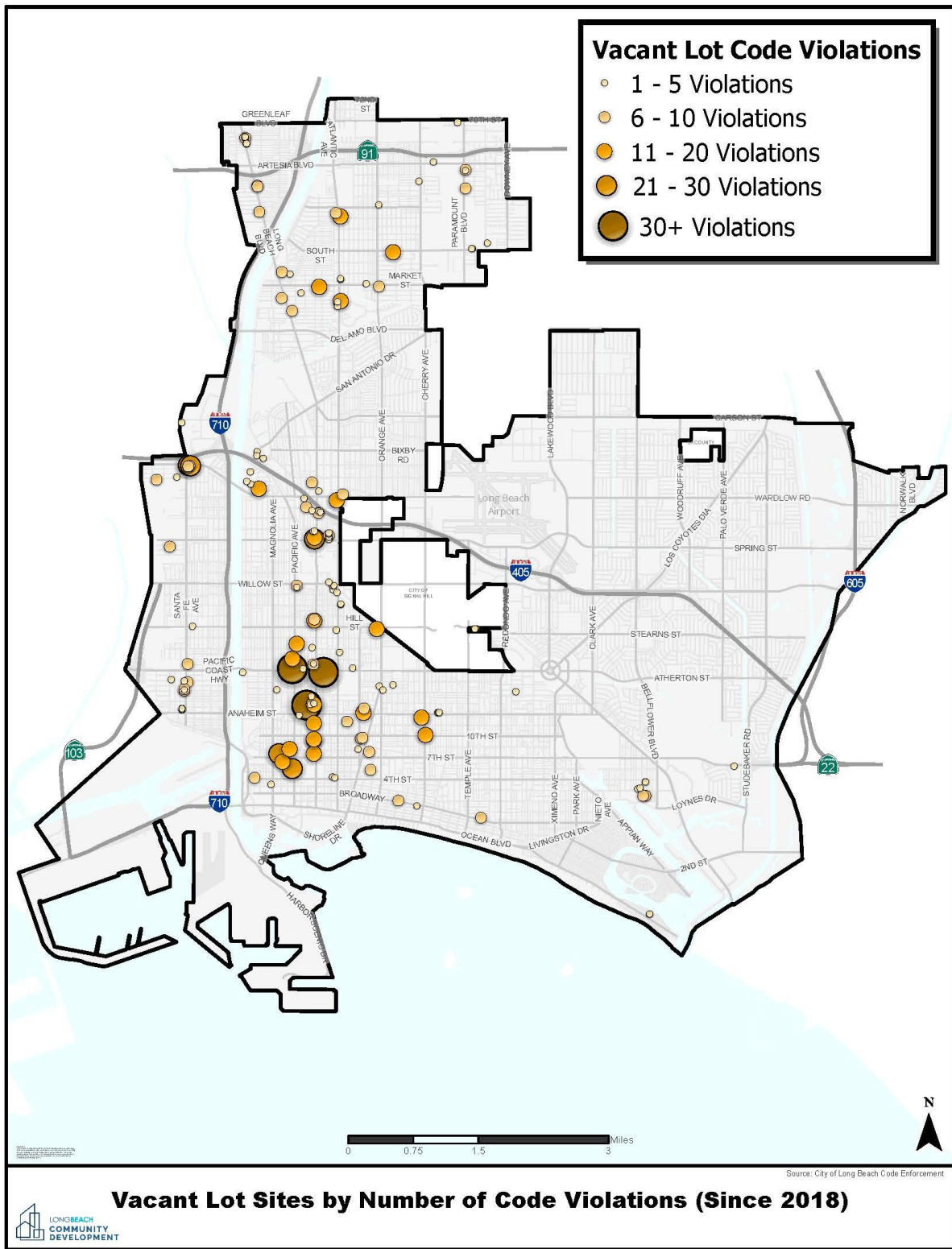
### City Response to Protest

The City Purchasing Agent or designee will respond with a decision regarding the protest within five (5) business days of receipt of protest to the email address provided in the protest. This decision shall be final.

### Limitation of Remedy

The procedure and time limits set forth herein are mandatory and are the Proposer's sole and exclusive remedy in the event of a protest. The Proposer's failure to comply with these procedures shall constitute a waiver of any right to further pursue a protest, including filing a Government Code Claim or initiation of legal proceedings.

## APPENDIX A – Vacant Lot Code Violations Map





## APPENDIX B – Vacant Lot Statistics

## VACANT LOT STATS

#	ADDRESS	APN	# OF VIOLATIONS	CD	Weeds and/or Debris	Graffiti	Deteriorated Fence	General Requirements for Maintenance of Vacant Properties	Illegal Park Vacant Lot	Addresses Required	Discarded Furniture	Overgrown Vegetation
1	201 W PACIFIC COAST HWY	720502028	93	7	18	13	3			1	1	
2	402 E PACIFIC COAST HWY	7269030014	87	6	10	2	1		1	1	1	1
3	1403 LOCUST AVE	7269013076	60	1	11	2						
4	507 PACIFIC AVE	7280030012	26	1	12	5	2	1			3	
5	3009 LONG BEACH BLVD	7268021016	24	6	8	7	2					1
6	1620 W WARDLOW RD	7311022037	24	7	10	5						
7	727 CHESTNUT AVE	7272018017	23	1	10	1				1	3	4
8	1600 W WARDLOW RD	7311022016	23	7	6	5						1
9	1150 E HILL ST	7210025032	19	6	6	1	1		1	1	1	1
10	522 ATLANTIC AVE	7130034066	18	8	6	3	2	1			1	
11	1157 LONG BEACH BLVD	7273007048	17	1	9	2		3			2	
12	2259 LONG BEACH BLVD	7268023017	17	6	4	2	2	1				
13	6108 ATLANTIC AVE	7134001025	17	9	14	1		1		1		
14	3015 LONG BEACH BLVD	7268021013	16	6	6	3	1		1		2	
15	3524 MARINE AVE	7204004004	16	7	11	1						2
16	1801 PACIFIC AVE	7209023027	16	7	9	3	2	2				
17	1501 SOUTH ST	7128008022	16	8	8	3	3					
18	618 CHESTNUT AVE	7272022012	15	1	11	1		1				
19	923 LONG BEACH BLVD	7273012037	14	1	11	1		1			2	
20	729 LONG BEACH BLVD	7273021007	13	1	5	2						
21	3355 ATLANTIC AVE	7148013035	13	5	11		1					1
22	1401 LONG BEACH BLVD	7268016157	12	1	9							
23	237 W 8TH ST	7272013018	12	1	7	3				2		
24	2044 PACIFIC AVE	7209019010	12	6	10	1						
25	2001 E 10TH ST	7262008016	12	6	6	2		2				1
26	336 E MARKET ST	7131004007	12	8	5	2	1				1	
27	927 LONG BEACH BLVD	7273012011	11	1	10	1						
28	1035 E ANAHEIM ST	7268015020	11	6	6	1		2				1
29	1142 GARDENIA AVE	7261031016	11	6	7						1	
30	1065 CHANCA CT	7265004036	10	1	9							
31	3668 SANTA FE AVE	7311022036	10	7	4	2						
32	1608 W WARDLOW RD	7311022015	10	7	4	1	1					
33	1655 PARADE ST	7431028021	10	7	3	1			2			
34	6502 PARAMOUNT BLVD	7120001021	10	9	8			1				
35	3614 SANTA FE AVE	7311022035	9	7	7	1						
36	2000 W CANTON ST	7134010008	9	7	1				5			
37	6412 LONG BEACH BLVD	7306004020	9	8	5			1				
38	5277 LONG BEACH BLVD	7132012002	9	8	1				1			
39	6370 PARAMOUNT BLVD	7120010003	9	9	2	1	1		1		2	
40	940 MARTIN LUTHER KING JR AVE	7274022011	8	1	6		1					1
41	675 E WARDLOW RD	7145019018	8	5	5				1			
42	1344 LEWIS AVE	7268015015	8	6	7			1				
43	3940 PASADENA AVE	7207020022	8	6	5				1			

1 of 4

VACANT LOT STATS	
Total Current Vacant Lots/Parcels	249
Lots w/ at least 1 violation since 2018	163 (65%)
Lots w/ 20+ violations since 2018	3
Lots w/ 21-30 violations since 2018	5
Lots w/ 11-20 violations since 2018	21
Lots w/ 6-10 violations since 2018	39
Lots w/ 1-5 violations since 2018	95

MOST COMMON VIOLATIONS	
Total Code Violations at Vacant Lots since 2018	1193
Weeds and/or Debris	556
Graffiti	101
Deteriorated Fence	59
General Requirements for Maintenance of Vacant Properties	41
Illegal Park Vacant Lot	32
Addresses Required	30
Discarded Furniture	28
Overgrown Vegetation	21

VACANT LOT STATS

#	ADDRESS	APN	# OF VIOLATIONS	CD	Weeds and/or Debris	Graffiti	Deteriorated Fence	General Requirement of Vacant Properties	Illegal Park Vacant Lot	Addresses Required	Discarded Furniture	Overgrown Vegetation
44	1551 SANTA FE AVE	743205064	8	7	4	1	1					
45	2212 ARLINGTON ST	7317011027	8	7	5					1		
46	5300 ORANGE AVE	7128001019	8	8	8							
47	1020 E 10TH ST	7274023008	7	1	4	2			1			
48	1051 E 5TH ST	7266007036	7	2	3		1	2		1		
49	3550 LOCUST AVE	7741030020	7	5	4							2
50	3250 LONG BEACH BLVD	7207001028	7	6	3	4						
51	105 PEPPER DR	7304009014	7	6	3			2				1
52	190 W WILLOW ST	7205005027	7	6	1				2			3
53	1127 OLIVE AVE	7274003018	7	6	4				3			
54	1880 SANTA FE AVE	7432008048	7	7	3	1			1			1
55	25 MORNINGSIDE ST	7131025008	7	8	4					1		
56	6141 ATLANTIC AVE	7125068004	7	9	3	2						
57	749 W 4TH ST	7278024031	6	1	3		1					
58	3015 CORTO PL	7264005027	6	2	5					1		
59	1509 E BROADWAY	7275012039	6	2	3	1				1		1
60	325 FLINT AVE	7246026032	6	3	4			1				
61	324 ULTIMO AVE	7346026010	6	3	4			1				
62	1851 LONG BEACH BLVD	7208015014	6	6	2	2	2					
63	2271 LONG BEACH BLVD	7208023016	6	6	2							
64	1555 SANTA FE AVE	7432005065	6	7	4	1			1			
65	6408 LONG BEACH BLVD	7345004022	6	8	4							
66	6157 LONG BEACH BLVD	7307008053	6	8	5	1						
67	42 ELLIS ST	7126026012	6	8	2	3						
68	6884 LONG BEACH BLVD	7304005005	6	9	5							1
69	3624 RANSOM ST	7253005005	5	3	5							
70	101 E PACIFIC COAST HWY	7209016036	5	6	3	3	1					
71	550 VERNON ST	7208006065	5	6	3	1	1					
72	3010 PASADENA AVE	7207020026	5	6	1	1	1		1			
73	1555 SANTA FE AVE	7432005042	5	7	1	1	1	1				
74	3501 GOLDEN AVE	7203002010	5	7	2	2			1			
75	4080 SANTA FE AVE	7310016061	5	8	4							
76	5205 ATLANTIC AVE	7130006043	5	8	5							
77	6890 LONG BEACH BLVD	7304005002	5	9	5							
78	217 E 14TH ST N	7269016042	4	1	3							
79	416 LINDEN AVE	7281007023	4	1	1	1		1				
80	527 E 4TH ST	7281007027	4	1	2	2						
81	3020 PASADENA AVE	7207002025	4	6	2	1						
82	1871 LONG BEACH BLVD	7208015012	4	6	1	2	1					
83	240 E 31ST ST	7206011019	4	6	3			1				
84	2215 E ANAHEIM ST	7260021026	4	6	4							
85	1314 COTA AVE	7432004010	4	7	2	2						
86	1065 E MARKET ST	7127015017	4	8	4							

VACANT LOT STATS		
Total Current Vacant Lots/Parcels		249
Lots w/ at least 1 violation since 2018		163 (65%)
Lots w/ 30+ violations since 2018		3
Lots w/ 21-30 violations since 2018		5
Lots w/ 11-20 violations since 2018		21
Lots w/ 6-10 violations since 2018		39
Lots w/ 1-5 violations since 2018		86

MOST COMMON VIOLATIONS		
Column1	Column2	
Total Code Violations at Vacant Lots since 2018		1193
Weeds and/or Debris		556
Graffiti		101
Deteriorated Fence		59
General Requirements for Maintenance of Vacant Properties		41
Illegal Park Vacant Lot		28
Addresses Required		30
Discarded Furniture		28
Overgrown Vegetation		21

# VACANT LOT STATS

#	ADDRESS	APN	# OF VIOLATIONS	CD	Weeds and/or Debris	Graffiti	Deteriorated Fence	General Requirements for Maintenance of Vacant Properties	Illegal Park Vacant Lot	Addresses Required	Discarded Furniture	Overgrown Vegetation
87	6532 PARAMOUNT BLVD	7120001022	4	9	2							
88	2223 E ARTESIA BLVD	7119020027	4	9	3	1						
89	6860 LONG BEACH BLVD	7304005006	4	9	4							
90	112 W ANAHEIM ST	7273004013	3	1	1					1		
91	801 MARTIN LUTHER KING JR AVE	7274021051	3	1	3							
92	2914 E HILL ST	7271005029	3	4	2							
93	3730 PACIFIC PL	7140014021	3	5	3			1				
94	3916 AMBECO RD	7140014023	3	5	3							
95	3360 LONG BEACH BLVD	7207001027	3	6	1	2						
96	3395 CREST DR	7204009036	3	6	1			1	2			
97	1612 GUNDRY AVE	7269032024	3	6	3							
98	3000 PASADENA AVE	7207020061	3	6	1		1					
99	2515 ATLANTIC AVE	7208005061	3	6	3							
100	3036 PASADENA AVE	7207020023	3	6	1		1					
101	1821 MYRTLE AVE	7210014024	3	6	2							
102	540 E WILLOW ST	7208006056	3	6	2			1			1	
103	619 E BURNETT ST	7211007014	3	6	3							
104	3024 PASADENA AVE	7207020024	3	6	1		1					
105	5345 ATLANTIC AVE	7130006026	3	8	3							
106	142 E PLYMOUTH ST	7131007007	3	8	2			1		1		
107	79 55TH ST	7126025014	3	8	1				1			
108	5450 ATLANTIC AVE	7127020008	3	8	2				1			
109	6977 EUREKA AVE	7113009009	3	9	1		1					
110	6808 LONG BEACH BLVD	7304008017	3	9								
111	6816 LONG BEACH BLVD	7304008015	3	9								
112	6870 LONG BEACH BLVD	7304005004	3	9	3							
113	6880 LONG BEACH BLVD	7304005003	3	9	3							
114	1423 LONG BEACH BLVD	7268016158	2	1	1							
115	950 W PACIFIC COAST HWY	7271017015	2	1	1					1		
116	225 E 15TH ST	7269017035	2	1	1						1	
117	354 LOS ALTOS AVE	7246018011	2	3				1		1		
118	69 62ND PL	7245021009	2	3								
119	393 FLINT AVE	7246019061	2	3				1		1		
120	361 ULTIMO AVE	7246018024	2	3				1		1		
121	71 62ND PL	7245021008	2	3				1		1		
122	387 FLINT AVE	7246019062	2	3				1		1		
123	2910 E HILL ST	7271005030	2	4	1			1				
124	3450 LONG BEACH BLVD	7145006011	2	5	2							
125	4021 AMBECO RD	7140014022	2	5	2							
126	3081 LONG BEACH BLVD	7206011038	2	6	2							
127	2410 ATLANTIC AVE	7211007012	2	6	2							
128	2572 PACIFIC AVE	7205005021	2	6					1	1		
129	201 PEPPER DR	7204009005	2	6	2							

VACANT LOT STATS

Total Current Vacant Lots/Parcels	249
Lots w/ at least 1 violation since 2018	163 (65%)
Lots w/ 20+ violations since 2018	3
Lots w/ 21-30 violations since 2018	5
Lots w/ 11-20 violations since 2018	21
Lots w/ 6-10 violations since 2018	39
Lots w/ 1-5 violations since 2018	96

MOST COMMON VIOLATIONS

Column1	Column2
Total Code Violations at Vacant Lots since 2018	1193
Weeds and/or Debris	556
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Deteriorated Fence	59
General Requirements for Maintenance of Vacant Properties	41
Illegal Park Vacant Lot	32
Addresses Required	30
Discarded Furniture	28
Overgrown Vegetation	21



## VACANT LOT STATS

#	ADDRESS	APN	# OF VIOLATIONS	CD	Weeds and/or Debris	Graffiti	Deteriorated Fence	General Requirements for Maintenance of Vacant Properties	Illegal Park Vacant Lot	Addresses Required	Discarded Furniture	Overgrown Vegetation
130	3301 GOLDEN AVE	7203002007	2	7	1	1						
131	1704 HAYES AVE	7429029039	2	7	1					1		
132	1833 ARLINGTON ST	7317014010	2	7			1			1		
133	1326 COTA AVE	7432004007	2	7	1	1						
134	1675 SANTA FE AVE	7432006102	2	7	2							
135	1318 COTA AVE	7432004009	2	7	1	1						
136	5456 ATLANTIC AVE	7127020007	2	8	1	1						
137	1930 MCKENZIE ST	7114019040	2	9	2							
138	6812 LONG BEACH BLVD	7304008016	2	9								
139	509 W 3RD ST	7278022041	1	1	1							
140	1518 HENDERSON AVE	7269038037	1	1	1							
141	1820 E BROADWAY	7265020024	1	2				1				
142	6300 E 7TH ST	7237001001	1	3				1				
143	2900 E HILL ST	7217005016	1	4	4			1				
144	2006 E HILL ST	7217005015	1	4				1				
145	2219 E ANAHEIM ST	7260021027	1	6	1							
146	3050 PASADENA AVE	7207020021	1	6	1							
147	558 WILLOW ST	7208006055	1	6	1							
148	2235 E ANAHEIM ST	7260021028	1	6	1							
149	1970 ATLANTIC AVE	7210009007	1	6	1							
150	3070 PASADENA AVE	7207020020	1	6	1							
151	2175 ATLANTIC AVE	7208009000	1	6				1				
152	1603 ALAMITOS AVE	7268023050	1	6								1
153	3247 ELM AVE	7207001031	1	6		1						
154	1508 ORANGE AVE	7268035023	1	6	1							
155	2608 PASADENA AVE	7207013061	1	6		1						
156	235 E 20TH ST	7209013031	1	6		1						
157	1322 COTA AVE	7432004008	1	7	1							
158	712 BAKER ST	7208020015	1	7		1						
159	2202 ADRIATIC AVE	7401090017	1	7	1							
160	6218 ORANGE AVE	7118009004	1	9	1							
161	2613 SOUTH ST	7121010018	1	9	1							
162	5950 OBSPO AVE	7121009041	1	9	1							
163	2809 SOUTH ST	7121010015	1	9	1							

### VACANT LOT STATS

Total Current Vacant Lots/Parcels	249
Lots w/ at least 1 violation since 2018	163 (65%)
Lots w/ 30+ violations since 2018	2
Lots w/ 21-30 violations since 2018	5
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