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Sent: Tuesday, April 2, 2019 3:33 PM

To: CityClerk <CityClerk@longbeach.gov>

Cc: Mayor <Mayor@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; distict4@longbeach.gov; Council District 5 <District5@longbeach.gov>; Dee Andrews <Dee.Andrews@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>

Subject: Please vote No on Rent Control R-19

I have invested or completed over 500 real estate transactions as owner, developer and or broker in the City of Long Beach (I have completed these transactions in all Long Beach districts). In the past 30 years of being a Long Beach resident, I have finally seen great strides to improve our city, but unfortunately any form of rent control can stifle growth and sidetrack the current interest in investing in our City. If you want to see what rent control can do to a well located City, just visit San Pedro and ask yourself if you want Long Beach to have the **same fate—mediocrity**. It is too difficult for most people to prove cause for moving out a tenant without having to pay a relocation fee per the proposal. I have had many tenants that cause constant problems and when going to court, other tenants are unwilling to act as a witness due to perceived threats by the bad tenant. This makes it hard to prove just cause to the court's satisfaction. Theoretically a landlord can vacate an apartment if the tenant - (4) "Interfered with other tenants" (5) "Committed violence or assault" (6) "Used premises for unlawful activity" (7) "Engaged in unlawful use or dealing of drugs" - without triggering relocation assistance fees. Unfortunately, these are very difficult to prove.

In regards to the proposed 10% cap on increasing rent/ year: It might sound fair if the current rent is not grossly under-market. Why should a property owner get penalized for keeping the rent very low for many years and forgoing income that they are rightfully owed in a free market. In addition, if inflation is higher than 10%, so should the cap. It only makes sense that money should keep pace with inflation and a property owner should not be robbed of value due to a cap that did not take into consideration the possibility of money losing value.

Thank you for your consideration and I hope you vote NO.

Kurt Schneider
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