

From: Fred Sutton [mailto:FSutton@caanet.org]
Sent: Friday, July 2, 2021 9:17 AM
To: CityClerk <CityClerk@longbeach.gov>
Subject: Council Item 35: Substantial Rehabilitation

-EXTERNAL-

Dear Honorable Mayor & City Council,

Attached, please find a letter on behalf of the California Apartment Association regarding agenda item #35 which pertains to substantial remodel processes in apartment communities.

Please do not hesitate to contact me with any questions. Thank you for your consideration.

[Fred Sutton](#) -Senior Vice President of Public Affairs
California Apartment Association
515 S. Flower Street 18th Floor
Los Angeles, CA 90071
fsutton@caanet.org - (424) 307-1378

*CAA is your partner in the rental housing industry.
[Find out how we're working for you.](#)*



California Apartment Association
Long Beach
111 W. Ocean Boulevard, Suite 400
Long Beach, CA 90802
424.307.1375 ▪ caanet.org

July 2, 2021

Honorable Mayor Garcia & City Council
City of Long Beach
VIA EMAIL

RE: Item #35: Urgency Ordinance Prohibiting Substantial Remodel

Dear Mayor Garcia and Councilmembers,

The California Apartment Association (CAA) represents local housing providers, operators, and suppliers along with business owners and real estate industry experts who are involved with a range of rental properties from those that offer single-family residences to large apartment communities. CAA members help house Long Beach.

We appreciate the inclusion of stakeholder feedback and discussion on this item. We are concerned the direction and scope is creating a narrowly defined outcome without fully analyzing the issue. The discussion outlined in the proposal is very prescriptive. Studying the feasibility of a renovation administration program should be done in conjunction with analysis of current processes, broader economic and housing habitably impacts, along with robust discussion of a myriad of solutions that may best address concerns.

We understand there is concern among some, but it is incumbent on the city to fully vet the item and gather information to ensure policy decisions are not counterproductive to our shared goals. Like any major policy issue, it is appropriate for the city to provide data and define the highlighted problem. This is particularly true for one that could have negative ramifications on the City's affordability and living conditions.

AB 1482 is landmark legislation passed by state representatives. Substantial remodel provisions of the law were specifically designed to help ensure housing stock is maintained and upgraded while addressing the needs of those impacted by necessary work. We continue to educate owners and the public on this legislation passed in 2019 and work to ensure all parties know their obligations under this state law.

It is reasonable to have a thorough process as council deliberates on this issue. Thank you for your consideration.

Sincerely,

California Apartment Association

-----Original Message-----

From: Genise Homan [mailto:genise3@verizon.net]

Sent: Tuesday, July 6, 2021 10:20 AM

To: CityClerk <CityClerk@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Mayor <Mayor@longbeach.gov>

Subject: City council item 35

-EXTERNAL-

I am opposed to this item!

Why should the entire rental property owner community be penalized for the alleged actions of a few. We have over 7500 owners and like any industry there are a few bad actors, but as elected officials you have the ability to bring forward civil penalties through the City Attorney's office to stop this from happening. However, by placing a moratorium on All substantial remodels for the next 90 to 120 days you are hurting your own economy,(loss of revenue in permit fees) and our ability to upgrade properties. At what point is the city council going to recognize that their anti housing provider policies over the past 2 years have had a detrimental effect that small property owners and investors may never recover from. You have pretty much abandoned this community.

We do not need a renovation administration program. Another fee likely to be placed on the property owners. I would not tell a friend to invest in rental properties in the City of Long Beach.... go elsewhere for less restrictions. It sincerely depresses me to say this. But it seems the direction of this city is to support the tenants, not the housing providers.

Sincerely

Howard & Genise Homan

-----Original Message-----

From: George [mailto:moveoverwarren@yahoo.com]

Sent: Monday, July 5, 2021 9:20 PM

To: Council District 1 <District1@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; CityClerk <CityClerk@longbeach.gov>; Mayor <Mayor@longbeach.gov>
Subject: Oppose Item 35

-EXTERNAL-

Dear Council Member,

Please oppose item 35 and refrain from setting our city back by denying property owners the right to give renters notice to vacate for substantial remodel. Let's be perfectly honest with ourselves: Long Beach suffers from a lack of income and a dilapidated housing stock. By discouraging renovation, both trends will be exacerbated. New entrants who seek quality housing in a city on the cusp of substantial progress will find difficulty in obtaining their desires; jobs related to renovation will slow; and sorely needed wealth seeking quality rental value will be shut out (depriving the local economy even more). It's a lose, lose, lose proposition.

Sadly, the good intentions of policy makers adversely affects the very people who need help the most. The wrong answer to aiding those caught in the cross currents of growth is to simply stop progress completely. This deprives local residents of potential income by slowing their job opportunities. Instead, a more reasoned approach would be to set aside monies for those who are displaced, giving them time to make the necessary adjustments in their lives by seeking out better job opportunities that coincide with change. To stop progress by preserving the status quo naturally will result in the unacceptable—a poor city with a dilapidated housing stock.

We can do better than pandering to the emotional pleas of special interests who resist change and merely want to stop displacement at any cost. Instead, we can formulate policies which embrace change but at the same time show compassion for others. The council owes it to our citizenry to act more responsibly than simply to stop renovations. Please be strong.

Go Long Beach!

George Karahalios

Sent from my iPad

From: Kazemi, Nick [mailto:Nick.Kazemi@marcusmillichap.com]

Sent: Tuesday, July 6, 2021 8:06 AM

To: Mayor <Mayor@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; CityClerk <CityClerk@longbeach.gov>

Subject: Oppose item 35

-EXTERNAL-

Dear Council Members and Honorary Mayor,

Please oppose item 35 and refrain from setting our city back by denying property owners the right to give renters notice to vacate for substantial remodel. Let's be perfectly honest with ourselves: Long Beach suffers from a lack of income and a dilapidated housing stock. By discouraging renovation, both trends will be exacerbated. New entrants who seek quality housing in a city on the cusp of substantial progress will find difficulty in obtaining their desires; jobs related to renovation will slow; and sorely needed wealth seeking quality rental value will be shut out (depriving the local economy even more). It's a lose, lose, lose proposition.

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Go Long Beach!

Nick Kazemi
Marcus & Millichap
Senior Associate
O: [\(949\) 419-3333](tel:9494193333)
C: [\(714\) 580-6500](tel:7145806500)
Lic: CA: 02008945

From: Bruce Menke [mailto:BMenke@menkelaw.com]
Sent: Tuesday, July 6, 2021 1:56 PM
To: keith@bgifirst.com; keith@bgifirst.com
Cc: Diana Tang <Diana.Tang@longbeach.gov>; Mayor <Mayor@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Ray Morquecho <Ray.Morquecho@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Connor Lock <Connor.Lock@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Jack Cunningham <Jack.Cunningham@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Chork Nim <Chork.Nim@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Celina Luna <Celina.Luna@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Jonathan Kraus <Jonathan.Kraus@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Matthew Hamlett <Matthew.Hamlett@longbeach.gov>; CityClerk <CityClerk@longbeach.gov>
Subject: RE: City Council - July 6, 2021 - Agenda Item 35 - OPPOSITION to Substantial Remodeling Amendment

-EXTERNAL-

Good work Keith .
Well drafted letter
Thank you

Bruce Menke

Menke Law Firm, APC
5000 East Spring Street, Suite 405
Long Beach, California 90815

(562) 496-4300
Fax (562) 496-4500
BMenke@MenkeLaw.com

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From: keith@bgifirst.com <keith@bgifirst.com>
Sent: Tuesday, July 06, 2021 11:23 AM
To: keith@bgifirst.com
Cc: diana.tang@longbeach.gov; mayor@longbeach.gov; district1@longbeach.gov; Ray.Morquecho@longbeach.gov; district2@longbeach.gov; connor.lock@longbeach.gov; Councilwoman Suzie Price <district3@longbeach.gov>; Jack.Cunningham@longbeach.gov; Council District 4

[<district4@longbeach.gov>](mailto:district4@longbeach.gov); district5@longbeach.gov; district6@longbeach.gov;
chork.nim@longbeach.gov; district7@longbeach.gov; celina.luna@longbeach.gov;
district8@longbeach.gov; Jonathan.Kraus@longbeach.gov; district9@longbeach.gov;
Matthew.hamlett@longbeach.gov; cityclerk@longbeach.gov

Subject: City Council - July 6, 2021 - Agenda Item 35 - OPPOSITION to Substantial Remodeling Amendment

Dear Mayor and City Council:

SPOA is **OPPOSED** to item 35 on the agenda for the following reasons.

1. The City Attorney has the ability to manage these bad actors using the following:
 1. Civil Penalties - These are currently available, inexpensive to manage and very effective
 2. The 90 - 120 day moratorium hurts the local economy, including Tenants.
 1. Loss of revenue to City for permit fees
 2. Investors "rethink" the need to improve properties in Long Beach
 3. No verifiable Data to substantiate need.

We also need to address the Elephant in the Room which consists of the lack of ability to help tenants using the current income based qualification. We need to change the qualifications and re-align them to be more in line with the way they qualified to defer rent! Otherwise, the City will inevitably return much needed tenant funds back to the Federal Government and evictions will be unavoidable. There is a simple and effective solution to preventing evictions!

At some point, it would be desirable if the City Council would recognize that their their anti-housing policies have had a negative affect on tenants and Housing Providers alike. It's incremental, so it's difficult to easily see the affect. Over time, the effect will present other problems to the City Council and may be more expensive and difficult to correct.

We need to be more strategic about our housing policy and make sure that whatever is passed by City Council has been clearly and accurately vetted so we don't impose more harm than good.



Keith Kennedy
President - Small Property Owners Alliance

Address PO Box 33234, Long Beach, CA 90832-3234 **Phone** [562.439.8345](tel:562.439.8345)
Email keith@bgifirst.com

From: Bruce Menke [mailto:BMenke@menkelaw.com]

Sent: Tuesday, July 6, 2021 7:30 AM

To: CityClerk <CityClerk@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>

Subject: Opposed to Agenda Item 35 of City Council Agenda

-EXTERNAL-

Dear Mayor and Councilmember:

I am opposed to Agenda item 35 on the City Council Agenda.

The approach embraced by this proposal is bad policy. There is a need for more housing units and for aging existing housing to be improved and upgraded. This proposal, and the underlying anti-property owner sentiment, discourages building new housing and prevents responsible property owners from making needed improvements.

The entire rental property owner community and tenants should not be penalized for the alleged bad acts of the few. We have over 7500 rental property owners serving the need for rental housing in our city. The solution is to allow current state laws to deal with the standards for substantial remodels and assess civil penalties, enforceable through the City Attorney's office, to address the bad behavior of the few offending property owners.

Placing a moratorium on all substantial remodels for the next 90-120 days is hurting our economy (loss revenue in permit fees) and the ability of responsible property owners to upgrade properties in need of repair. At what point is this city council going to recognize that their anti-housing provider policies over the past two years have had a detrimental effect from which residents, small property owners, and investors may never recover?

Bruce Menke
5000 East Spring Street, Suite 405
Long Beach, California 90815

From: Danielle Peretz [mailto:danielle@aagla.org]

Sent: Thursday, July 1, 2021 10:51 AM

To: Mayor <Mayor@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; CityClerk <CityClerk@longbeach.gov>

Cc: Diana Tang <Diana.Tang@longbeach.gov>; Ray Morquecho <Ray.Morquecho@longbeach.gov>; Connor Lock <Connor.Lock@longbeach.gov>; Rahul Sen <Rahul.Sen@longbeach.gov>; Jack Cunningham <Jack.Cunningham@longbeach.gov>; Summer Smith <Summer.Smith@longbeach.gov>; Chork Nim <Chork.Nim@longbeach.gov>; Celina Luna <Celina.Luna@longbeach.gov>; Jonathan Kraus <Jonathan.Kraus@longbeach.gov>; Matthew Hamlett <Matthew.Hamlett@longbeach.gov>; Daniel Yukelson <dan@aagla.org>

Subject: July 6th Long Beach City Council Meeting - Agenda item 35

-EXTERNAL-

Good Morning Hon. Mayor Garcia and Long Beach City Council Members:

Attached for your review is a letter submitted by the Apartment Association of Greater Los Angeles (AAGLA) regarding agenda item 35, scheduled for the Council's consideration at the July 6th City Council meeting.

Thank you for your time and consideration.



Danielle Leidner-Peretz

Director, Government Affairs & External Relations

Apartment Association of Greater Los Angeles

621 South Westmoreland Avenue

Los Angeles, California 90005

t: 213/384-4131, ext 309 | f: 888/384-4131 | danielle@aagla.org

www.AAGLA.org

[Twitter](#)

[Facebook](#)

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"Great Apartments Start Here!"

Danielle Leidner-Peretz
Director, Government Affairs &
External Relations
danielle@aagla.org
213.384.4131; Ext. 309

July 1, 2021

Via Electronic Mail

Hon. Mayor Robert Garcia and Members of the Long Beach City Council
Civic Chambers
411 W. Ocean Boulevard
Long Beach, California 90802

Re: 21-0608- Request Temporary Prohibition on Substantial Remodel Evictions (Agenda item 35)

Dear Hon. Mayor Garcia and Long Beach City Council Members:

At the July 6th City Council meeting, the Council will be considering recommendations for the drafting of an urgency ordinance prohibiting tenancy terminations based on substantial remodel and directing staff to work with key stakeholders to explore the feasibility of a Renovation Administration Program.

The Apartment Association of Greater Los Angeles (AAGLA or Association), established in 1917, represents more than 10,000 members that own or manage more than 200,000 rental housing units throughout San Bernardino, Los Angeles, and Ventura Counties. Our Association was recently granted an expansion of its charter through the National Apartment Association to include the City of Long Beach and the surrounding cities, and we now represent the interests of the City's rental housing providers.

As the Council deliberates these matters, we appreciate the Council's willingness to engage with stakeholders, request that the Apartment Association of Greater Los Angeles be included in the discussion and look forward to sharing our extensive industry knowledge and providing feedback. We also urge the Council to comprehensively assess the scope of the issue and related data and based on such evaluation consider a range of options that may address the issues identified.

Thank you for your time and consideration of these matters. If you have any questions, please call me at (213) 384-4131; Ext. 309 or via electronic mail at danielle@aagla.org.

Very truly yours,

Danielle Leidner-Peretz

Danielle Leidner-Peretz

From: Christine Schachter [mailto:christines@pwr.net]

Sent: Tuesday, July 6, 2021 1:11 PM

To: Robert Garcia <Robert.Garcia@longbeach.gov>; Mary Zendejas <Mary.Zendejas@longbeach.gov>; Cindy Allen <Cindy.Allen@longbeach.gov>; Suzie Price <Suzie.Price@longbeach.gov>; Daryl Supernaw <Daryl.Supernaw@longbeach.gov>; Stacy Mungo <Stacy.Mungo@longbeach.gov>; Suely Saro <Suely.Saro@longbeach.gov>; Roberto Uranga <Roberto.Uranga@longbeach.gov>; Al Austin <Al.Austin@longbeach.gov>; Rex Richardson <Rex.Richardson@longbeach.gov>; Mayor <Mayor@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>

Cc: CityClerk <CityClerk@longbeach.gov>; Tom Modica <Tom.Modica@longbeach.gov>; Linda Tatum <Linda.Tatum@longbeach.gov>; Diana Tang <Diana.Tang@longbeach.gov>; Ray Morquecho <Ray.Morquecho@longbeach.gov>; Connor Lock <Connor.Lock@longbeach.gov>; Jack Cunningham <Jack.Cunningham@longbeach.gov>; Barbara Moore <Barbara.Moore@longbeach.gov>; Summer Smith <Summer.Smith@longbeach.gov>; Chork Nim <Chork.Nim@longbeach.gov>; Celina Luna <Celina.Luna@longbeach.gov>; Jonathan Kraus <Jonathan.Kraus@longbeach.gov>; Matthew Hamlett <Matthew.Hamlett@longbeach.gov>

Subject: PWR Letter re July 6, 2021 City Council Agenda Item No. R-35, File No. 21-0608

-EXTERNAL-

Honorable Mayor Garcia and Members of the City Council:

Please find attached a letter from the Pacific West Association of REALTORS® (PWR) regarding item no. R-35, file no. 21-0608 on the Tuesday, July 6, 2021 agenda.

We strongly urge the City Council to reconsider this proposal for an urgency ordinance based on that which is outlined in our letter.

Thank you,

Christine Schachter
Government Affairs Director



Pacific West Association of REALTORS®
1601 E. Orangewood Ave.
Anaheim, CA 92805
714-245-5500 (main)
714-221-8474 (direct)
310-892-7121 (cell)
christines@pwr.net



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July 6, 2021

RE: July 6, 2021 Council Agenda Item No. 35, File No. 21-0608: "Recommendation to Establish a Temporary Prohibition on Substantial Remodel Lease Termination Notices and Evictions, and to Explore the Feasibility and Costs of Establishing a Renovation Administration Program"

Honorable Mayor Robert Garcia and Members of the City Council:

The Pacific West Association of REALTORS® (PWR) is the local real estate association that represents the Long Beach area, and PWR's 13,000 members promote homeownership, private property rights, free enterprise and responsible government.

PWR is committed to helping solve California's housing crisis and advancing housing affordability for all, which requires adding to the supply of housing, supporting flexible and adaptable development standards that would accommodate all housing types, and continuing with process improvements and incentives as opposed to counterproductive measures such as market controls or government mandates.

BACKGROUND: CURRENT STATEWIDE PROTECTIONS

As cited in the agenda item authored by Councilmembers Allen, Saro, and Zendejas and Vice Mayor Richardson, the rent cap and just cause eviction law ("AB 1482" - Tenant Protection Act of 2019: Tenancy: Rent Caps) was approved by the Governor on October 8, 2019 and became effective January 1, 2020.

However, the agenda authors fail to discuss the superseding state laws in place since then, and which in light of the pandemic, have dealt specifically with eviction moratoria. AB 1482 was temporarily suspended by the COVID-19 Tenant Relief Act of 2020 ("AB 3088"), the Eviction Moratorium Extension and State Rental Assistance Program ("SB 91"), and most recently the State Rent Moratorium Extension and the COVID Rental Housing Recovery Act ("AB 832").

AB 3088 temporarily required all residential landlords in California to comply with the just cause eviction procedures of AB 1482 in order to find a tenant guilty of unlawful detainer on or after March 1, 2020 and before July 1, 2021. Under AB 832, these same just cause eviction rules are extended through September 30, 2021. This is the case (for condos and single-family homes), even when the property would otherwise be exempt under AB 1482.

Under these new laws, a landlord cannot evict on the basis of "substantial rehabilitation", which is one of the "no fault" reasons under AB 1482 (unless for the purpose of maintaining habitability). Of course, as a practical matter, neither can the landlord evict on the basis of nonpayment of rent. So, while such state laws are and have been in effect there are only ten "at-fault" reasons and three "no-fault" reasons.

Furthermore, the Judicial Council of California approved on April 6, 2020 rules, including effectively suspending all unlawful detainer actions until ninety days after California's COVID-19 state of emergency ends. This suspends the issuance of a summons and entry of defaults in unlawful detainer actions, meaning new unlawful detainer cases cannot be filed in most circumstances, unless there is a health and safety reason.

LACK OF DATA TO SUPPORT CLAIMS

The agenda item states: “Despite these protections, residents and advocates argue the status of substantial remodels continues to be a major flaw in our local housing policy. Currently, landlords are able to cite unit remodeling as a basis for terminating any tenancy. After they acquire the proper permits, effectively any tenant or family residing in an older building is at risk of eviction.”

These statements are seemingly rooted in claims that run counter to the facts, as based on existing law and court closures and restrictions since the start of the pandemic, landlords have not been legally able to cite unit remodeling as a basis for terminating tenancy.

Furthermore, the City’s Ordinance No. ORD-20-0007, adopted on February 18, 2020 (as cited by the agenda authors), arose from a Council agenda item dated February 11, 2020, that stated “a simple, local fix with the two requirements above [necessary city permits before issuing a notice to vacate and detailed inclusion of remodel work to be performed as part of said notice] can address these issues”.

In the more than sixteen months since ORD-20-0007 took effect, the agenda authors do not cite any data (number of issued permits, scope of substantial remodeling plans, etc.) from the City of Long Beach Development Services relative to this matter or provide any numbers or figures that would support the need for a total ban on housing remodels.

CITY LACKS CAPACITY FOR ANOTHER LAYER OF BUREAUCRACY

In a May 11, 2021 memo from the Long Beach Development Services Department Director to the City Manager for the Mayor and Members of the City Council, Director Orci stated “permit turnaround times, customer communication, and overall development review process have not met the City’s goals nor the needs or expectations of our customers...Since January 2021, the Bureau has experienced a 50% vacancy rate, up from 27% vacancy overall in 2020.”

As it would appear the City can’t even handle the existing level of permits, one must question why and how the City would establish a “renovation plan” (as envisioned by the agenda authors) that undermines the goal of ensuring rental properties remain safe, viable and habitable.

CONCLUDING THOUGHTS & REQUESTS

We strongly urge the City Council to reconsider moving forward with this proposed policy measure without first researching state and federal laws in place designed to promote housing security and stability, obtaining factual data to support the claims upon which the emergency ordinance is based, and considering how the creation of an additional layer of government bureaucracy will only undermine the goal of improving housing conditions.

Sincerely,

Phil Hawkins, *Chief Executive Officer*
Tim Shaw, *Government Affairs Director*
Christine Schachter, *Government Affairs Director*

PACIFIC WEST ASSOCIATION OF REALTORS®

ANAHEIM OFFICE - MAIN ● LONG BEACH OFFICE
1601 East Orangewood Ave., Anaheim, CA 92805 5000 East Spring St Suite #110, Long Beach, CA 90815

(714) 245-5500 | Fax (714) 245-5599 | www.pwr.net



From: sb@backy.net [mailto:sb@backy.net]

Sent: Tuesday, July 6, 2021 2:05 PM

To: CityClerk <CityClerk@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Mayor <Mayor@longbeach.gov>

Subject: Agenda Item 35 - 7/6/2021 Meeting

-EXTERNAL-

Dear Mayor and Councilmembers,

I am **opposed** to **item 35** on the agenda for the following reasons.

Why should the entire rental property owner community be penalized for the alleged actions of a few. We have over 7500 owners and like any other industry there are a few bad actors, but as elected officials you have the ability to bring forward civil penalties through the City Attorney's office to stop this from happening. However, by placing a moratorium on all substantial remodels for the next 90-120 days you are hurting your own economy, (lost revenue in permit fees) and our ability to upgrade properties. At what point is this city council going to recognize that their anti-housing provider policies over the past 2 years have had a detrimental effect that small property owners, like me, and investors may never recover from.

What the Mayor and City Council need to be doing is advocating for changes to the federal/state monies that pay deferred rent. Currently, only tenants who's income is less than 80% of the area median income can apply. That has to change or you will see mass evictions. Landlords should be the applicant for those monies; simplified forms and no strings attached. All tenants had to do through the pandemic was verbally claim they were laid off due to COVID and, therefore, didn't have to pay rent. Help landlords out by making the process easier, and long before September 30th.

Sincerely,

Sandra Rhine

From: keith@bgifirst.com <keith@bgifirst.com>

Sent: Tuesday, July 06, 2021 11:23 AM

To: keith@bgifirst.com

Cc: diana.tang@longbeach.gov; mayor@longbeach.gov; district1@longbeach.gov; Ray.Morquecho@longbeach.gov; district2@longbeach.gov; connor.lock@longbeach.gov; Councilwoman Suzie Price <district3@longbeach.gov>; Jack.Cunningham@longbeach.gov; Council District 4 <district4@longbeach.gov>; district5@longbeach.gov; district6@longbeach.gov; chork.nim@longbeach.gov; district7@longbeach.gov; celina.luna@longbeach.gov; district8@longbeach.gov; Jonathan.Kraus@longbeach.gov; district9@longbeach.gov; Matthew.hamlett@longbeach.gov; cityclerk@longbeach.gov

Subject: City Council - July 6, 2021 - Agenda Item 35 - OPPOSITION to Substantial Remodeling Amendment

Dear Mayor and City Council:

SPOA is **OPPOSED** to item 35 on the agenda for the following reasons.

1. The City Attorney has the ability to manage these bad actors using the following:
 1. Civil Penalties - These are currently available, inexpensive to manage and very effective
 2. The 90 - 120 day moratorium hurts the local economy, including Tenants.
 1. Loss of revenue to City for permit fees
 2. Investors "rethink" the need to improve properties in Long Beach
 3. No verifiable Data to substantiate need.

We also need to address the Elephant in the Room which consists of the lack of ability to help tenants using the current income based qualification. We need to change the qualifications and realign them to be more in line with the way they qualified to defer rent! Otherwise, the City will inevitably return much needed tenant funds back to the Federal Government and evictions will be unavoidable. There is a simple and effective solution to preventing evictions!

At some point, it would be desirable if the City Council would recognize that their their anti-housing policies have had a negative affect on tenants and Housing Providers alike. It's incremental, so it's difficult to easily see the affect. Over time, the effect will present other problems to the City Council and may be more expensive and difficult to correct.

We need to be more strategic about our housing policy and make sure that whatever is passed by City Council has been clearly and accurately vetted so we don't impose more harm than good.



Keith Kennedy
President - Small Property Owners Alliance

Address PO Box 33234, Long Beach, CA 90832-3234 **Phone** 562.439.8345
Email keith@bgifirst.com



July 6, 2021

Council Member Cindy Allen and Suely Saro
City of Long Beach
411 W. Ocean Blvd.
Long Beach, CA 90802

070621
R-35

Agenda Item 35 - Substantial Remodel Amendment

Dear Council Members Allen and Saro:

Small Property Owners Alliance (SPOA) continues to increase our representation of small and medium housing providers, managers and property owners in the metro area. Recently, we have begun to attract more single family homeowners into our discussions as we continue to seek solutions to complex housing problems in our community.

We understand that tenant rights groups have been pressuring council members to amend the language of the "substantial remodeling" ordinance. With over 7500+ Housing Providers in Long Beach, the City Attorney has the ability to bring civil penalties against anyone who abuses the re-model program. It's efficient, low-cost and effective.

Our organization **opposes** Agenda Item 35 for the following reasons:

- **Creates a Financial Barrier to Improving Aging Affordable Housing Stock**
- **Encourages Neighborhood Blight**
- **Reduces City Revenues and Increases the City's Operating Costs**
- **Provides No Protections to Housing Providers for Tenants Leaving Before Their Rental Agreement ends.**
- **Reduces Quality of Life for Residents**
- **Encourages Investors to "Rethink" Improving Long Beach**
- **Remedies to prevent abuse are Currently Available, Inexpensive and Effective**
- **No verifiable Data to Substantiate Need**

On a more important topic, City leadership should consider advocating for changes to the formula for distributing federal assistance funds for deferred rents owed due to Covid before the September 30th deadline. At the onset of the Pandemic, Housing Providers were "required" to defer rent to "any" renter who attested that they were adversely affected by Covid - no proof required!

For assistance money to be the most effective at preventing mass evictions, the income based formula needs to be replaced with the formula that allowed for "deferred rents" initially. Housing Providers should be the applicants for the monies using simplified forms and no strings attached. Without these changes, renters will be "at-risk" of eviction as they continue to carry high deferred rent balances while receiving limited to no assistance from Federal Funds and the City prepares to return the majority of the money set aside to protect tenants affected by Covid back to the Federal Government. There is a "simple" and "effective" solution to preventing mass evictions!



Council Members Allen and Saro
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Council Members Allen and Saro, we encourage an evaluation of the financial impact on the City of Long Beach, Housing Providers and Residents before bringing this type of agenda item to Council as looks to have a negative impact on all parties involved.

Thank you for your consideration and our members are always available to meet and discuss any items that affect our industry.

Respectfully,
SMALL PROPERTY OWNERS ALLIANCE (SPOA)

Keith Kennedy

Keith Kennedy
Chairman and Small Property Owner

KK/jl

cc: Robert Garcia - Mayor
Mary Zendejas - District 1
Suzie Price - District 3
Daryl Supernaw - District 4
Stacy Mungo - District 5
Roberto Uranga - District 7
Al Austin - District 8
Rex Richardson - District 9
Diana Tang - Chief of Staff - Office of the Mayor
Connor Lock - Cindy Allen's Chief of Staff
Chork Nim - Suely Saro's Chief of Staff
Monique DeLaGarza - City Clerk
General Membership - SPOA

From: stevevw@cbcblair.com [mailto:stevevw@cbcblair.com]

Sent: Tuesday, July 6, 2021 9:10 AM

To: CityClerk <CityClerk@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Mayor <Mayor@longbeach.gov>

Subject: Agenda item 35

-EXTERNAL-

Dear Mayor and Councilmembers,

I am opposed to item 35 on the agenda for the following reasons.

Why should the entire rental property owner community be penalized for the alleged actions of a few. We have over 7500 owners and like any other industry there are a few bad actors, but as elected officials you have the ability to bring forward civil penalties through the City Attorney's office to stop this from happening. However, by placing a moratorium on all substantial remodels for the next 90-120 days you are hurting your own economy, (loss revenue in permit fees) and our ability to upgrade properties. At what point is this city council going to recognize that their anti-housing provider policies over the past 2 years have had a detrimental effect that small property owners and investors may never recover from.

What the Mayor and City Council need to be doing is advocating for changes to the federal/state monies that pay deferred rent. Currently, only tenants whose income is less than 80% of the area median income can apply. That has to change or you will see mass evictions. Landlords should be the applicant for those monies; simplified forms and no strings attached. All tenants had to do through the pandemic was verbally claim they were laid off due to COVID therefore didn't have to pay rent. Help landlords out by making the process easy and well before September 30th.

As a side note, no one on the council is asking what the city will lose financially with this moratorium. The department that runs substantial remodels, (Development Services) is a self-funded department from the fees collected, so a moratorium will cut into that; in addition, any future ordinance that makes it financially infeasible to do a substantial remodel will only hurt the city's bottom line. Amount of remodels reduced correlates with less fees generated in Development Services thus causing a ripple effect. This would also accelerate the deterioration of our older housing stock which accounts for most of our low income rentals.

Steve Warshauer
Vice President
steve@cbcblair.com
DRE# 00499477

Coldwell Banker Commercial BLAIR WESTMAC
California Corporation DRE License #01330395
333 West Broadway, Suite 312 | Long Beach, CA 90802
T: 562-495-6070 | F: 562-495-6072 | M: 562-397-9520
www.CBCBlair.com



BLAIR WESTMAC