

California State Senate

SENATOR
LENA A. GONZALEZ
THIRTY-THIRD SENATE DISTRICT



February 10, 2020

Dear Mayor Garcia and Councilmembers,

I write in support of Item #16, "Tenant Protections: Substantial Remodel Loophole", on the Long Beach City Council agenda for February 11, 2020. It is critical that the City does everything it can to ensure tenants are not wrongfully displaced.

Last year, I was proud to vote in support of the California Tenant Protection Act of 2019, to provide a statewide rent cap and just cause eviction protections. Due to the timing of implementation, many Cities, including Long Beach, passed emergency ordinances to prevent displacement of current tenants before the law went into effect on January 1, 2020. Now, many tenants have received notices to vacate properties for what landowners consider substantial remodels, without a sincere effort to perform those improvements.

The original intent of the State law was to provide tenant protections and prevent unwarranted evictions, yet it does not clearly define the conditions under which property owners can require tenants to vacate for a remodel. Council Item #16 will help clarify what counts as a substantial remodel, so our constituents are not wrongfully evicted.

Thank you for your leadership on this issue and for continuing to act in the best interests of our constituents. I hope we can count on your leadership in support of this important item.

All my best,

A handwritten signature in black ink that reads "Lena Gonzalez". The signature is fluid and cursive.

LENA A. GONZALEZ
Senator, 33rd District

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