

ORD-2 Correspondence – Brian Mathison

From: Brian Mathison [<mailto:bmathison@earthlink.net>]

Sent: Tuesday, March 24, 2020 2:15 PM

To: 'Keith Kennedy' <keith@bgifirst.com>; Mayor <Mayor@longbeach.gov>

Cc: 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>; Charles Parkin <Charles.Parkin@longbeach.gov>; Richard Anthony <Richard.Anthony@longbeach.gov>; Diana Tang <Diana.Tang@longbeach.gov>; Monique DeLaGarza <Monique.DeLaGarza@longbeach.gov>; Jack Cunningham <Jack.Cunningham@longbeach.gov>; Barbara Moore <Barbara.Moore@longbeach.gov>; Summer Smith <Summer.Smith@longbeach.gov>; Jonathan Kraus <Jonathan.Kraus@longbeach.gov>; Isabel Arvea <Isabel.Arvea@longbeach.gov>; 'Michael Murchison' <mike@murchisonconsulting.net>

Subject: RE: Important Items to Consider When Discussing the "Temporary Prohibition of Evictions Due to COVID-19" Policy Tonight

-EXTERNAL-

Last minute thought - We need a stop loss clause to prevent worst case scenario. There should be a rent loss maximum of gross rent per owner? parcel? before eviction is allowed or city kicks in funds. 5 or 10%?. Net income would be best but perhaps and accounting nightmare to prove/substantiate.



562-243-2393

Associate Broker

Coldwell Banker Coastal Alliance

01073778

From: Keith Kennedy [<mailto:keith@bgifirst.com>]

Sent: Tuesday, March 24, 2020 1:47 PM

To: mayor@longbeach.gov

Cc: District1@longbeach.gov; district2@longbeach.gov; district3@longbeach.gov; Council District 4; Stacy Mungo; district6@longbeach.gov; district7@longbeach.gov; district8@longbeach.gov; district9@longbeach.gov; Charles Parkin; Richard Anthony; Diana Tang; Monique DeLaGarza; Jack Cunningham; barbara.moore@longbeach.gov; Summer Smith; Jonathan Kraus; Isabel Arvea; Michael Murchison

Subject: Important Items to Consider When Discussing the "Temporary Prohibition of Evictions Due to COVID-19" Policy Tonight

To: Mayor Robert Garcia and City Council Members and Staff:

In addition to other items of concern regarding this Ordinance, we are also asking that you advocate for the following:

- Mortgage relief for units 1-4 and 5+
 - There is a difference between the two types of mortgages.
 - There is a difference between Enterprise backed and Non-Enterprise backed mortgages
 - Most California multi-family mortgages fit into the Non-Enterprise backed mortgages.
 - It's critical to advocate for relief for **all** mortgage holders regardless of building size and mortgage type.

- Better Clarity and Specifics on what constitutes postponement of rent qualifications
 - Tenants should exhaust all available sources of alternative income and retraining opportunities before requesting relief consideration in the event that they have had a COVID-19 related reduction of work hours or job loss.
 - They should provide this proof of documentation weekly.
 - All Leaseholders of record in a unit will be required to provide clear documentation for **each month** in which they are requesting a postponement of rent payment.
 - This documentation should be provided weekly as the situation may change daily as a result of the COVID-19 crisis.
 - Most rental units include multiple income earners.
 - Tenants must show proof they they have exhausted all means of employment opportunities since we are aware that certain industries are flourishing as a result of COVID-19 and they are having difficulty finding workers
 - Here are only a few examples of those companies:
 - Instacart,
 - Warehousing
 - Delivery
 - Grocery Stores
 - GrubHub
 - Medical Services

- Clear communication that this Ordinance is not a “Rent Holiday” or “Rent Forgiveness” program.
 - Without clear communication, this type of Ordinance, as initially written, may encourage abuse creating negative outcomes for both Tenants and Housing Providers.
 - Lack of clear communication would make it more difficult for all involved to recover from this crisis.

- Advocate for Waiver of PHRIP fees during this time.
 - Reduces the opportunity for City Inspectors to contract COVID-19
 - Adds financial stress to an already over stressed situation.

We ask that you carefully consider the components of this Ordinance in an effort to prevent unwanted negative side effects to all members of the community.



SPOA Strength Through Unity
SMALL PROPERTY
OWNERS ALLIANCE

KEITH KENNEDY President/Founder
PO BOX 33234 LONG BEACH, CA 90832
582.439.7459 spaosocal.com