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Dear Mayor Garcia and City Council,

In an effort to bring proactive solutions to assist displaced tenants, Better Housing for Long Beach is providing this document to you in hopes that it may be reviewed for consideration.

There are significant housing challenges facing both renters and landlords here in Long Beach. They stem from situations brought up at Council meetings where entire buildings are being vacated and new investors are entering the Long Beach market. We do not want to stop the positive growth by encumbering properties with restrictive ordinances. However, we do see a need to find a solution to the displacement of tenants when entire buildings are being vacated.

There are many reasons why buildings are vacated. They may include:

- The owner is leaving the industry for various reasons such as relocation, retirement, or moving into another investment.
- The owner's inability to properly manage the building which can lead to code violations, neighborhood complaints, and potential disrepair and ultimate uninhabitable.
- Litigious actions against predatory lawsuits from eviction attorneys and advocacy groups who are taking advantage of unsuspecting tenants. These groups give advice to renters that have damaging consequences to the renter's credit and their ability to rent in the future. In turn, it also damages the property owner's financial solvency and at times pushes them into a financial situation where they are forced to sell.
- The owner's inability to manage a property where certain individuals are not acting in good faith.
- A death in the family.

- Dissolution of investor partnership.
- Increased fees to operate properties, fear of rent control, and new policies implemented that may not be perceived as business friendly.

Any policy around relocation solutions has to take into consideration the various reasons why buildings are vacated. It's a complex issue that cannot be quantified by any single reason. In the interest of bettering our community, we are proposing some solutions to this challenging housing situation. They include but are not limited to:

- Creating a non-profit organization funded by grant monies which focuses solely on assistance for displaced tenants. These focuses could start with:
 1. Providing grant support for qualified individuals who need financial assistance.
 2. Forming robust partnerships with cities and property owners to assist displaced tenants in finding comparable and suitable housing. The aim is to foster positive solutions so that displaced tenants can live in sustainable housing with dignity.
 3. Bringing in seasoned grant writers to explore all organizations, state, and federal entities who provide much needed housing grants.
 4. Tenant workshops to build a healthy community.

Where will the money come from?

There are many organizations who are currently giving grants to various non profits to encourage greater equity in the community and preserve our strong diversity. We would like to work with these organizations to create a long term sustainable solution regarding displacement. Some of these organizations that are at the forefront of the housing challenges are:

- California Endowment
- Gumbiner Foundation
- Legal Aid
- NextGen America
- Housing Authority

And the list goes on. We must find permanent solutions to our housing challenges. Fostering communication by seeing the needs of our diverse community together, we can build a bridge of long term good will that will be passed on for years to come.

We hope that you will take these ideas into consideration and that we be a partner in this solution.

Signed,

Better Housing for Long Beach