

ORD-2 Correspondence – Laurence Ahlswede

From: Laurence Ahlswede [<mailto:lhahlswede@hotmail.com>]

Sent: Tuesday, March 24, 2020 1:55 PM

To: Keith Kennedy <Keith@bgifirst.com>

Cc: Mayor <Mayor@longbeach.gov>; 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-

Excellent piece, Keith.

Sent from my iPhone

On Mar 24, 2020, at 1:46 PM, Keith Kennedy <Keith@bgifirst.com> wrote:

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
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- 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.
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- 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-logo.png>](#)

SPOA Strength Through Unity
 SMALL PROPERTY
 OWNERS ALLIANCE

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