

From: Kristie Pabst <kristiepabst@pabstkinney.com>

Sent: Tuesday, December 07, 2021 11:51 AM

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

Subject: Substantial Remodel Agenda Item

Importance: High

-EXTERNAL-

Dear Long Beach City Council Members and Patrick Ure,

I am a property owner in the city of Long Beach and I am also the owner of a property management company, Pabst, Kinney & Associates that has been renting apartments for 40 years in the City. If the residents and local government want to see future housing investment of existing housing stock in our city then property owners need to be able to remodel, improve and upgrade their buildings. We are on the frontline of renting apartments and we can say that evictions due to substantial remodels are not taking place. Over 80% of our housing stock is 30 years and older, and many of these buildings are in need of substantial upgrades. Upgrading electrical and plumbing systems in an apartment complex cannot be done with tenants living in the unit. If you want to maintain good housing for our residents you need the private sector to invest in our City. If Long Beach puts all these restrictions and new regulations on property owners to remodel their own buildings, property owners will NOT invest in upgrading their buildings, and new investors will choose to invest in cities that have less government bureaucracy. Our City does not need another housing department at the cost of 2 million to implement more regulations on property owners. **Enough is Enough!** Please discontinue the moratorium on substantial remodels and stop the consideration of this new housing department. Many of our owners and investors have already decided not to continue to invest further in Long Beach because of the cumbersome red tape and the anti-sentiment towards property owners. These are very good owners/investors that you want to invest in our City because they live here.

Respectfully submitted,

Kristie Pabst

President

Broker

BRE # 00804122

Pabst, Kinney & Associates, Inc.

248 Redondo Avenue

Long Beach, CA 90803

Bus: (562) 987-3244

Cell: (562) 547-2668

Fax: (562) 439-8339



Honorable Mayor Robert Garcia
Members of the Long Beach City Council
City of Long Beach
411 W. Ocean Blvd., 3rd Fl.
Long Beach, CA 90802

Cc: Mr. Patrick Ure Manager, Housing and Neighborhood Services Bureau

Subject: Item 36 (21-1276) Substantial Remodel Evictions

Dear Honorable Mayor Garcia, Members of the Long Beach City Council and Mr. Ure;

On behalf of a coalition comprised of the region's businesses, property owners, investors, managers and suppliers of rental homes, and REALTORS®, we are writing today regarding item #36 (21-1276) that will be heard at the Tuesday, December 7, 2021 Long Beach City Council meeting.

On August 20, 2021, this coalition submitted a written request to LBDS for further information on the "scope and impact of the eviction problem related to renovations", which the Council has been attempting review since July of 2021. We were looking for the number of complaints LBDS has received on this issue over the past two years; how many complaints are currently or were made on properties that have (or have not) obtained permits for substantial modification work; the general nature of such complaints; and how many of the complaints were generated by individuals living at the property in question.

LBDS' (Mr. Ure's) response was: "The Housing and Neighborhood Services Bureau has not received any complaints from any individuals regarding substantial remodels."

Due to a lack of evidence supporting this problem existing at all, our coalition opposes all three options laid out by staff to address the tenant displacement for substantial remodels.

Option one lays out the framework for a new department that would be costly to the City of Long Beach and ultimately costly to tenants themselves as the property owners who would be charged with paying for this department would pass along the costs to tenants. In cities such as Los Angeles and West Hollywood, who have implemented this approach, this work is rarely done,

addressed in piecemeal increments and rehabilitating property is deterred. In fact, in 2016, the City of West Hollywood conducted an in-depth study to “[seek] innovative ways to encourage owners.... to re-invest in necessary capital improvements and rehabilitation to maintain and upgrade essential building systems”.

Option two will require further clarifying regulations as it is currently ambiguous when it comes to making renovations to income properties in Long Beach. State law AB 1482 clearly defines what is a substantial remodel. Seeking to define this further, “means this issue will keep coming back to Council for further refinement. Increasing the regulatory hoops to conduct this work will complicate a straightforward process and increase the cost to conduct this necessary work. Additionally, increasing the notification period is not within the legal purview of the City of Long Beach, rather that authority is state-mandated. In *Tri County Apartment Assn. v. City of Mountain View* (1987) 196 Cal.App.3d 1283, the court found that “the extensive scheduling provided by the Legislature reveals that the timing of landlord-tenant transactions is a matter of statewide concern not amenable to local variations.”

Option three is onerous on property owners in Long Beach who are trying to make upgrades to their property. The cost of renovations is at an all-time high right now due to labor shortages and material shortages. Adding an additional displacement fee effectively disincentivizes property owners from making any property improvements, which leaves Long Beach’s housing stock, 70% of which is over 30 years old, in health and safety peril.

We encourage you to reconsider all three options laid out by staff and respond to the lack of a problem by not changing the current policy in Long Beach regarding substantial remodel. Ordinance No. ORD-20-0007, adopted in March 2020, enacts “more protective” measures than state law affecting substantial remodel of residential real property and the issuance of termination of tenancy notices.

Beginning in August 2020, state laws (AB 3088, SB 91 and AB 832) extended just-cause evictions to all properties and prevented termination of tenancy based on the intent to demolish or to substantially remodel the residential real property unless to comply with California Health and Safety Code. Through spring 2022, property owners are required to take steps in compliance with state law to demonstrate that they have made a good faith effort to seek rental assistance for a tenant or that they worked with a tenant who is seeking relief before seeking the termination of residential tenancy. Additionally, this work is currently suspended in LA County due to emergency COVID-19 measures.

Before the City considers new bureaucracy and unwieldy programs, LBDS staff should first look to disburse the LB-ERAP funding to those tenants attesting that they could not pay rent due to COVID and subsequently explore how ORD-20-0007 might be effectively implemented moving forward.

Respectfully,

Elaine Hutchison, Interim President
Apartment Association Southern Cities (AACSC)

Fred Sutton, Senior Vice President of Government Affairs
California Apartment Association (CAA)

Jeremy Harris, President and CEO
Long Beach Area Chamber of Commerce (The Chamber)

Phil Hawkins, Chief Executive Officer
Pacific West Association of REALTORS® (PWR)

Keith Kennedy, President
Small Property Owners Alliance (SPOA)

From: Laura Hamilton [mailto:hamiltonsinc@gmail.com]

Sent: Monday, December 6, 2021 10:40 AM

To: 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>; CityClerk <CityClerk@longbeach.gov>

Subject: Opposed to creation of a new department: Tenant Habitability / Agenda Item #36

-EXTERNAL-

Honorable Mayor and Members of the City Council,

As a resident and residential rental property owner in the City of Long Beach, I implore you not to move forward with the proposals in Agenda Item #36.

It seems that agenda item #36 provides costly and onerous solutions to a fake problem. It is yet another attack on property owners. It is important that our housing stock be maintained and that renovations are allowed without undue burden, delay, cost, etc.

In view of the recent appellate court ruling regarding Measure M, a new department (per Option 1) is the last thing our city needs or can afford. Option 1 is flawed: it is too vague and onerous and will likely lead to degradation of the city's housing.

Option 2 is also vague and burdensome and will cause confusion and will require further amendments down the line.

Option 3, again, is vague and is punitive. No owner would ever renovate a unit under its onerous financial burden.

All of the options are flawed: they are vague, address non-existent problems, will contribute directly to the degradation of housing stock, will cost jobs for contractors, will reduce sales tax collections (from building materials, appliances, fixtures, etc.). There are plenty of renter protections in state and local law; this proposal is unnecessary.

Please vote no on item 36.

Also, property owners have struggled throughout the pandemic and have been called upon to forego rent for many months and in some cases are still waiting for rent relief or may never receive it. Please do not continue the eviction moratorium; the job market is very strong; the protections are no longer needed.

Thank you,

Best regards,
Laura Hamilton

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

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

Sent: Monday, December 6, 2021 9:05 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: Stop Over-Regulating Rental House

-EXTERNAL-

Dear City Official,

Please reject the proposed ordinance that alter AB1482 regarding renovations in the city of Ling Beach.

I was born and raised in Long Beach. My wife and I are Millikan High School and Poly High School graduates. We are dismayed that the City Council would allow themselves to be manipulated by a few well organized advocates who are proposing changes that would prevent our housing stock from ever being upgraded. AB1482 allowed for substancial renovations for a reason—because much of the state’s housing stock is in rapid decay.

The simple truth is that our city needs more—not fewer—renovations. Please allow the market to adjust itself by permitting necessary renovations without adding a cumbersome bureaucracy that will only work to bring progress to a halt. The city nor its taxpayers can afford (nor do we need) another expensive government oversight board. After all, the city is in deep trouble for illegally borrowing money from the utility fund and it cannot afford another financial burden.

Please use common sense and stop this unnecessary amendment to current law, a law which was well thought out by our governor and the assembly.

Sincerely,

George and Angie Karahalios

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

Sent: Friday, December 3, 2021 12:24 PM

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>; Chork Nim <Chork.Nim@longbeach.gov>; Celina Luna <Celina.Luna@longbeach.gov>; Matthew Hamlett <Matthew.Hamlett@longbeach.gov>; Daniel Yukelson <dan@aagla.org>; Von Thompson <Von.Thompson@longbeach.gov>; Kyle Henneberque <Kyle.Henneberque@longbeach.gov>

Subject: December 7th Long Beach City Council Meeting - Agenda Item 36

-EXTERNAL-

Good Afternoon 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) in opposition to agenda item 36, scheduled for the Council's consideration at the December 7th 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

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"Great Apartments Start Here!"

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

December 3, 2021

Via Electronic Mail

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

Re: 21-1276 Recommendation to request City Attorney to prepare an ordinance amending Chapter 8.99 of the Long Beach Municipal Code, Just Cause for Termination of Tenancies, to include the modifications in Option Two proposed herein (Agenda Item 36)

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

At the December 7th City Council meeting, the Council will be presented with options to amend the City's "just cause" ordinance as it relates to no-fault tenancy terminations for substantial remodel. The Apartment Association of Greater Los Angeles (AAGLA or Association) is opposed to the proposed amendments and urges the City Council to reject their advancement.

This matter was last discussed by the City Council in July when the Council adopted an ordinance prohibiting "no-fault" evictions for substantial remodel through December 31, 2021 and directed staff to explore options relative to this matter including establishment of a costly administrative bureaucracy: Renovation Administration Program. In July and in the time since, no data has been presented of a citywide issue warranting any changes to the City's "just cause" ordinance. Moreover, the City's Staff report validates this assertion and specifically states that "City Staff have no solid data to determine that the substantial remodel just-cause for termination provision is being widely used to systematically displace tenants." There is simply no basis to move forward with any of the proposed options which would only serve to complicate the process, result in additional housing costs, and hinder vital housing restoration.

Key data provided in the City's Staff report illustrates the overwhelming prevalence of aging housing stock within the City and the urgency of upgrades. As indicated in the City's Staff report "82 percent of the City's housing units" were built prior to 1980 and "seventy-one percent of the City's housing units are more than 50-years old." We recommend that the City Council institute policies that encourage essential rehabilitation and renovations which is beneficial to all the residents of the City of Long Beach, and necessary in order to preserve the City's existing housing

The logo for the Apartment Association of Greater Los Angeles (AAGLA) features the acronym "AAGLA" in a bold, blue, sans-serif font. To the right of the text is a solid brown square.

"Great Apartments Start Here!"

stock.

Thank you for your time and consideration of these matters. We appreciate the stakeholder engagement that has occurred to date and welcome the opportunity to continue discussions on these important housing issues. If you have any questions, please call me at (213) 384-4131; Ext. 309 or contact me via electronic mail at danielle@aagla.org.

Very truly yours,

Danielle Leidner-Peretz

Danielle Leidner-Peretz

From: Chris Wilson [mailto:chris.wilson@bizfed.org]
Sent: Friday, December 3, 2021 2:33 PM
To: CityClerk <CityClerk@longbeach.gov>; Chris Wilson <chris.wilson@bizfed.org>
Subject: City of Long Beach - Agenda Item 36 - 12.7.2021

-EXTERNAL-

Good afternoon Mayor, Councilmembers and Staff,

Please see BizFed's attached communication and opposition to Item #36 on your 12.7.2021 City of Long Beach Council Agenda.

Please let me know if you have any questions.

Thank you,

Chris Wilson, Public Policy Manager

(562) 201-6034 - chris.wilson@bizfed.org

Los Angeles County Business Federation

A grassroots alliance of 215 diverse business groups mobilizing 410,000 employers

- BizFed.org

#BusinessMakesLAWork

SAVE THE DATE: #PoliticalForecast returns in-person Wednesday, December 8th. Open to members & non-members. [Tickets on sale now!](#)

December 6, 2021

Honorable Mayor and Councilmembers
City of Long Beach
411 West Ocean Blvd, 11th Floor
Long Beach, California 90802

RE: Item #36 (21-1276) Changes to the Tenant Protection Act

Dear Mayor Garcia and Councilmembers:

On behalf of the Los Angeles County Business Federation (BizFed), a grassroots alliance of 217 diverse business organizations mobilizing 410,000 employers in Los Angeles County, we respectfully request you oppose all items in Item #36 and reject changes to the Tenant Protection Act created through state law.

Upon review of the staff report, no evidence has been provided to believe additional regulations are necessary. In fact, *"The Housing and Neighborhood Services Bureau **has not received any complaints** from any individuals regarding substantial remodels."* The legislative and regulatory process should be rooted in addressing existing problems. This appears to be a case of solutions in search of a problem. This is not due to the lack of ability to obtain complaint-based data, but simply there are no complaints from individuals who have experienced illegal tenancy terminations.

According to the Southern California Association of Governments, over 70% of the housing stock was built before 1970. This is among the oldest housing stock in the county. Buildings need to be rehabilitated and updated as operational systems wear out. Adding unnecessary hoops and regulations will increase costs to do this necessary work and will result in higher costs of housing and encourage deferred maintenance.

Given the proposals will guarantee counterproductive outcomes related to quality and affordability, we encourage council to review and ensure complaint-based systems are tracking and verifying future incoming complaints. We support robust education to residents and housing providers to ensure the community knows the law, their responsibilities, and any potential illegal activity is referred to the proper authorities.

For these reasons, we respectfully request you oppose item #36 as currently written. If you have any questions, please don't hesitate to contact our BizFed Policy Manager, Chris Wilson, at (562) 201-6034 or chris.wilson@bizfed.org.

Sincerely,



Donna Dupperon
BizFed Chair
Torrance Area Chamber



David Fleming
BizFed Founding Chair



Tracy Hernandez
BizFed Founding CEO
IMPOWER, Inc.

BizFed Association Members

7-Eleven Franchise Owners Association of Southern California
Action Apartment Association
Alhambra Chamber of Commerce
American Beverage Association
Apartment Association of Greater Los Angeles
Apartment Association, CA Southern Cities, Inc.
Arcadia Association of Realtors
AREAA North Los Angeles SFV SCV
Armenian Trade and Labor Association
Associated Builders & Contractors, Inc. Southern California Chapter
Association of Club Executives
Association of Independent Commercial Producers
Azusa Chamber of Commerce
Bell Gardens Chamber of Commerce
Beverly Hills Bar Association
Beverly Hills Chamber of Commerce
Biocom California - Los Angeles
BICEPP
Black Business Association
BNI4SUCCESS
Bowling Centers of Southern California
Boyle Heights Chamber of Commerce
Building Industry Association - Baldyview
Building Industry Association - LA/Ventura Counties
Building Industry Association - Southern California
Building Owners & Managers Association of Greater Los Angeles
Burbank Association of REALTORS
Burbank Chamber of Commerce
Business and Industry Council for Emergency Planning and Preparedness
Business Resource Group
CA Natural Resources Producers Assoc
CalAsian Chamber
Calabasas Chamber of Commerce
California Apartment Association- Los Angeles
California Asphalt Pavement Association
California Bankers Association
California Business Properties Association
California Business Roundtable
California Cannabis Industry Association
California Cleaners Association
California Construction Industry and Materials Association
California Contract Cities Association
California Fashion Association
California Gaming Association
California Grocers Association
California Hispanic Chamber
California Hotel & Lodging Association
California Independent Oil Marketers Association (CIOMA)
California Independent Petroleum Association
California Life Sciences Association
California Manufacturers & Technology Association
California Metals Coalition
California Restaurant Association
California Retailers Association
California Small Business Alliance
California Self Storage Association
California Society of CPAs - Los Angeles Chapter
California Trucking Association
Carson Chamber of Commerce
Carson Dominguez Employers Alliance
Central City Association
Century City Chamber of Commerce
Chatsworth/Porter Ranch Chamber of Commerce
Citrus Valley Association of Realtors
Claremont Chamber of Commerce
Coalition for Renewable Natural Gas
Coalition for Small Rental Property Owners
Commercial Industrial Council/Chamber of Commerce
Construction Industry Air Quality Coalition
Construction Industry Coalition on Water Quality

Council on Trade and Investment for Filipino Americans
Covina Chamber
Crescenta Valley Chamber of Commerce
Culver City Chamber of Commerce
Downey Association of REALTORS
Downey Chamber of Commerce
Downtown Center Business Improvement District
Downtown Long Beach Alliance
El Monte/South El Monte Chamber
El Segundo Chamber of Commerce
Employers Group
Encino Chamber of Commerce
Energy Independence Now
Engineering Contractor's Association
EXP
F.A.S.T.- Fixing Angelenos Stuck in Traffic
Friends of Hollywood Central Park
FuturePorts
Gardena Valley Chamber
Gateway to LA
Glendale Association of Realtors
Glendale Chamber
Glendora Chamber
Greater Antelope Valley AOR
Greater Bakersfield Chamber of Commerce
Greater Lakewood Chamber of Commerce
Greater Leimert Park Village Crenshaw Corridor Business Improvement District
Greater Los Angeles African American Chamber
Greater Los Angeles Association of REALTORS
Greater Los Angeles New Car Dealers Association
Greater San Fernando Valley Regional Chamber
Harbor Association of Industry and Commerce
Harbor Trucking Association
Historic Core BID of Downtown Los Angeles
Hollywood Chamber
Hong Kong Trade Development Council
Hospital Association of Southern California
Hotel Association of Los Angeles
Huntington Park Area Chamber of Commerce
ICBWA
Independent Cities Association
Industrial Environmental Association
Industry Business Council
Inland Empire Economic Partnership
International Cannabis Business Women Association
Irwindale Chamber of Commerce
La Cañada Flintridge Chamber
LA Fashion District BID
LA South Chamber of Commerce
Lancaster Chamber of Commerce
Larchmont Boulevard Association
Latin Business Association
Latino Food Industry Association
Latino Restaurant Association
LAX Coastal Area Chamber
League of California Cities
Long Beach Area Chamber
Long Beach Economic Partnership
Los Angeles Area Chamber
Los Angeles County Board of Real Estate
Los Angeles County Waste Management Association
Los Angeles Economic Development Corporation
Los Angeles Gateway Chamber of Commerce
Los Angeles Gay & Lesbian Chamber of Commerce
Los Angeles Latino Chamber
Los Angeles Parking Association
MADIA Tech Launch
Malibu Chamber of Commerce
Marketplace Industry Association
Motion Picture Association of America, Inc.
MoveLA
Multicultural Business Alliance
NAIOP Southern California Chapter

Nareit
National Association of Tobacco Outlets
National Association of Waterfront Employers
National Association of Women Business Owners - CA
National Association of Women Business Owners - LA
National Federation of Independent Business
National Hookah Community Association
National Latina Business Women's Association
Orange County Business Council
Pacific Merchant Shipping Association
Pacific Palisades Chamber
Panorama City Chamber of Commerce
Paramount Chamber of Commerce
Pasadena Chamber
Pasadena Foothills Association of Realtors
PHRMA
Planned Parenthood Affiliates of California
Pomona Chamber
Rancho Southeast Association of Realtors
ReadyNation California
Recording Industry Association of America
Regional Black Chamber-San Fernando Valley
Regional Hispanic Chamber of Commerce
Regional San Gabriel Valley Chamber
Rosemead Chamber
San Dimas Chamber of Commerce
San Gabriel Chamber of Commerce
San Gabriel Valley Economic Partnership
San Pedro Peninsula Chamber
Santa Clarita Valley Chamber
Santa Clarita Valley Economic Development Corp.
Santa Monica Chamber of Commerce
Sherman Oaks Chamber
South Bay Association of Chambers
South Bay Association of Realtors
South Gate Chamber of Commerce
Southern California Contractors Association
Southern California Golf Association
Southern California Grantmakers
Southern California Leadership Council
Southern California Minority Suppliers Development Council Inc.
Southern California Water Coalition
Southland Regional Association of Realtors
Sunland/Tujunga Chamber
Sunset Strip Business Improvement District
The California Business & Industrial Alliance (CABIA)
Torrance Area Chamber
Tri-Counties Association of Realtors
United Cannabis Business Association
United Chambers - San Fernando Valley & Region
United States-Mexico Chamber
Unmanned Autonomous Vehicle Systems Association
US Green Building Council
US Resiliency Council
Valley Economic Alliance, The
Valley Industry & Commerce Association
Vermont Slauson Economic Development Corporation
Vernon Chamber
Veterans in Business Network
Vietnamese American Chamber
Warner Center Association
West Hollywood Chamber
West Hollywood Design District
West Los Angeles Chamber
West San Gabriel Valley Association of Realtors
West Valley/Warner Center Chamber
Western Electrical Contractors Association
Western Manufactured Housing Association
Western States Petroleum Association
Westside Council of Chambers
Whittier Chamber of Commerce
Wilmington Chamber
World Affairs/Town Hall Los Angeles
World Trade Center

From: Melinda Teter Dodge [mailto:melinda@beingthechurchlb.org]
Sent: Tuesday, December 7, 2021 3:21 PM
To: CityClerk <CityClerk@longbeach.gov>
Subject: Public comments Dec 7 - City of Long Beach Council

-EXTERNAL-

I am the Rev. Melinda Teter Dodge. I am the pastor of Community & Connection among three United Methodist Churches in Long Beach. I am also a part of Clergy & Laity United for Economic Justice (CLUE). I would like to share my support of Option 1 to address “substantial remodel” evictions.

I have heard testimonies of community members impacted by “substantial remodel” evictions. There is an unequal power relationship between landlords and tenants that we need to name and acknowledge as we work to be community together in Long Beach. Substantial remodel as a just cause makes tenants vulnerable to eviction at any moment and be at the mercy of their landlords. The power imbalance is a condition for abuse. To shift this power imbalance, I believe that option 1 is the best solution. We need to remove substantial remodeling as a just cause. Landlords need accountability from the city to do the right thing - to make needed repairs and ensure affordable housing for their long-term tenants.

As a pastor, I am concerned about the tremendous impact of these unjust evictions on families and children. My Christian faith teaches me to “love my neighbor” at all times, and removing substantial remodeling as a just cause for eviction is a hands-on, real action of loving one’s neighbor.

Mayor & councilmembers, I urge persons to vote for Option 1 to help create a fair process for responsible repairs and protect tenants in the process.

Thank you.

Rev. Melinda Teter Dodge
Pastor of Community & Connection
Being the Church Movement, Long Beach
E: Melinda@BeingtheChurchLB.org
Insta: [Being_the_Church_LB](#)
C: 213/300-4789



"Christ has no body now, but yours. No hands, no feet on earth, but yours. Yours are the eyes through which Christ looks compassion into the world. Yours are the feet with which Christ walks to

do good. Yours are the hands with which Christ blesses the world."

- **Teresa of Avila**