



## SOUTH COAST APARTMENT ASSOCIATION

A Chapter of the California Apartment Association  
"Serving rental housing owners and managers in Orange and southern Los Angeles Counties"

**FAXED**  
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December 11, 2007

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The Honorable Mayor Bob Foster  
And Members of the City Council  
City of Long Beach  
333 West Ocean Boulevard, 14<sup>th</sup> Floor  
Long Beach CA 90802

**RE: December 11 agenda, Item 22--07.1448**

Honorable Mayor and Councilmembers,

On behalf of the South Coast Apartment Association, a chapter of the California Apartment Association, I am writing to express the Association's strong opposition to the recommendation from Legal Aid to include a provision in the city's condo conversion ordinance providing for lifetime leases for existing senior, disabled, or low income tenants in lieu of relocation benefits. The Planning Commission has requested that the City Council provide direction to them on this proposal, and we strongly recommend that the City Council direct the Planning Commission not to pursue this suggestion. We firmly believe this proposal is a violation of State law, a clear taking of a landlord's property.

While the South Coast Apartment Association does not promote the elimination of rental housing, property owners must be given equitable opportunities and solutions to exit the rental market, particularly in jurisdictions where local laws or market forces have made it difficult for the owner to operate his business effectively.

The preservation of affordable housing is imperative. This proposal, however, is no answer to the underlying problem of an insufficient housing supply and a growing population. What's needed is a real, comprehensive look at how the city plans for its housing and development needs. The problem isn't condo conversions. It is a lack of planning.

There are several other provisions in the Planning Commission report which we are also concerned about. First is to limit the number of apartments that can be converted based on the citywide vacancy rate. The issue is how accurate and timely this vacancy information is because oftentimes, the source of the data is not reliable and it very outdated, so it does not accurately reflect the true vacancy factor in rental housing.

I would like to remind you that condominium conversions provide the opportunity for affordable ownership housing, which is also a commendable goal, as it provides home ownership opportunities for those locked out of the housing market, such as first time buyers, public safety and civic employees, teachers and service workers

Long Beach has benefited in the past decade from increased investment in its real estate. We urge the City Council not to place restrictions on private property that might discourage future investment in the City.

We would be glad to meet with city staff and participate in further discussions on these or any other issues affecting multi family dwellings in the City.

The South Coast Apartment Association is an affiliate of the California Apartment Association, the largest statewide rental housing trade association in the country, representing more than 50,000 owners and managers who are responsible for over 2 million rental units throughout the State of California.

Respectfully,

SOUTH COAST APARTMENT ASSOCIATION



By  
Judith A. Legan  
Executive Vice President