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**Subject:** RE: in search of a common understanding of the problem

**-EXTERNAL-**

Hi John and team,

Please stop saying there's no evidence just because you weren't at the meetings when 30 to 40 different tenants have showed up at City Council meetings multiple times to share our stories of being evicted for substantial remodel. It takes a lot of fortitude to speak up at a council meeting, so there are a lot more people who quietly sent emails or just sucked it up and moved.

The complex I live in has two buildings originally totaling 48 units. My landlady of 30 years sold the building in August of 2019 to a capital investment company out of Santa Monica whose website's clearly states their mission is to maximize profits for investors, not to provide housing. On January 6, 2020, we all received 60-day notices for substantial remodel from the new property management company. A quick search revealed that this property management company and its clients have a history of paying top dollar for lower rent buildings in nice neighborhoods, evicting all the tenants for remodel, doubling

the rents and flipping the building within 5 years. Yelp reviews and research by real estate agent friends agreed.

The initial 60-day notice was withdrawn when the City enacted the ordinance requiring that permits be attached, but we received a 2nd 60 day notice on 9/23/2020 during the moratorium, which was withdrawn when we challenged it based on the moratorium, and a 3rd notice 12/1/2020, which was again withdrawn when challenged based on the moratorium. There is no doubt that my neighbors and I are at risk of receiving another 60-day notice to terminate tenancy if it is legal for them to do so.

In this research and working with tenant rights groups and being contacted through Nextdoor, I have met or spoken to tenants of several other buildings managed by the same company, some of which have received even greater pressure and more abuse from the management company because the owner of the management company also owns the building and doesn't have to answer to other owners. A couple of those buildings are now totally converted and everyone has moved out, but at least 3 still have original tenants fighting to stay in their homes. This property management company does not act any better to new tenants paying double the rent than original tenants. They fail to do necessary repairs in a timely manner and ignored security concerns - like a broken front door lock and garage break in - until new tenants went over their head to the owner. So in addition to predatory gentrification, the property management company is a "bad actor" as far as not providing good property management.

I mentioned to Daryl Supernaw two buildings in the 4th District that used to provide affordable student housing that have been taken over by this company and are no longer affordable. He said he had tried to convince the owners not to sell the building and even prioritized paving that street as an incentive for them not to sell, but he said even though they weren't looking to sell in the first place, the offer was too good to refuse. I would call that targeting.

I am not naming names in this public forum and putting myself at further risk, but there is another property management company that specifically targets the lowest rent properties in low income neighborhoods and has a long history of being abusive to tenants and failing to do repairs in an effort to get tenants out and increase rents. They represent buildings all over Southern California, not just Long Beach. Three properties they manage on Daisy, Orange and 64th Street are all under eviction notice and at least one has had eviction processes move forward despite the moratorium, although they haven't received a court date, and likely would not prevail under current law. They are mostly occupied by immigrant families with children, so they are easy targets, but they are learning their rights and fighting back. Some of these tenants do pay less than \$1000/month for their poorly maintained apartments because they've been there a long time, and my point was that there is nowhere for them to find a replacement apartment at that rate.

In total, I have 19 building addresses of 2 to 27 units each (I just counted) that have been confirmed with the City permit office, including the two buildings in my complex, representing well over 100 units that are in the middle of this substantial remodel issue. The remaining original tenants in those buildings are all in immediate danger of losing our homes when the temporary moratorium ends if something else doesn't take its place.

So please stop telling me there's no evidence. We are the evidence.

Kayte

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