

ATTACHMENT A:
**Summary of Key Takeaways from Public
Workshop**
September 22nd, 2021

SUBSTANTIAL REMODEL TENANT DISPLACEMENT SOLUTIONS



Summary of Key Takeaways Public Meeting Listening Session September 22, 2021

Number of attendees: 70 Attendees (Excluding City Staff and Consultant Team)

1. Twenty-six (26) attendees gave public comments sharing stories of their experiences with eviction, substandard housing, and displacement associated with substantial remodels.
2. Twelve (12) attendees specifically expressed support for Solution #1, the establishment of a Tenant Habitability program. Property Owners do not support Solution #1, given that there are already enough limitations on rental properties and the Pandemic, and the rent moratorium has set them back enough.
3. Those who participated in the comment portion of the meeting believed that evictions should be tracked by the City to gather data and help understand the magnitude of the problem and trends.
4. Several participants (tenants and property owners) believed there was a lack of clarity around what constitutes a substantial remodel in practice and how it is defined
5. Strong support from Tenants and their advocates for a just and fair process for managing remodels with more remodel incentives from the city.
6. A participant cited that many recent evictions during the pandemic have occurred after small upgrades that take less than 40 days (i.e. plumbing repair).
7. Concerns expressed from tenants regarding corporate real estate firms that acquire and remodel large properties for private gain, transforming the community and displacing residents who need affordable rent.
8. Tenant representatives expressed those landlords should provide temporary relocation of renters at no cost for tenants instead of evictions.
9. After the lifting of the moratorium on evictions related to COVID restrictions, future tenancy is uncertain and there is fear of eviction among renters.
10. Many tenants have either experienced eviction firsthand or have seen it happen to friends, neighbors, and family members. Many feel uncertain about their housing stability, which causes a great deal of stress and anxiety regarding their future living situation and whether or not they will be able to afford to remain in Long Beach.

11. Residents and their advocates have concern that substantial remodels are used as a loophole for raising rents.
12. There are concerns that tenants (mostly low-income tenants of color) will be evicted for reporting a code violation or making their own improvements to the rental property. Lack of regular maintenance by the landlord, even after tenants have brought up the need for repairs, can result in substandard housing.
 - a. Substandard housing conditions, if not addressed, can result in long term degradation to the property and eventually result in eviction due to unsuitable living conditions.
13. Code enforcement is active in Long Beach but does not monitor all projects (including some substantial remodels).
14. Residents and their advocates believe citywide rent control measure could help limit the rise in rent after renovations.
15. Prefer the City to provide more education to both tenants and landlords regarding substantial remodels so they are aware of their rights and responsibilities.