



Dear AACSC Members and Fellow Housing Providers,

I hope this message finds you well. I am writing to inform you of a recent effort led by anti-market activists who are urging the Long Beach City Council to adopt a moratorium on "substantial remodel" terminations. This effort arises from concerns about increased displacement in our community, with advocates citing that these "evictions" contribute to the city's housing and homelessness crisis.

While we fully understand the concerns regarding housing stability in our city, it is important to clarify the context and data surrounding these claims. Based on recent information shared by city officials, there have been approximately 150 substantial remodel-related relocations over the past year. In a city of 451,000 residents, this figure represents a mere 0.03% of the population. This data indicates that the scale of this issue does not warrant drastic measures such as a moratorium.

Additionally, we have been informed that many of these relocations may not comply with the current ordinance, suggesting that the problem lies in enforcement rather than a need for additional regulations. Therefore, we believe it is crucial to focus on improving the enforcement of existing rules to address any non-compliance, rather than introducing new policies that may unnecessarily burden housing providers and further complicate the situation.

In response to this, we are launching our own petition to oppose the proposed moratorium. We aim to communicate to the Mayor, City Council and staff that more regulations are not the solution; instead, we need to ensure proper implementation of the regulations already in place. I encourage you to review our petition and lend your support by signing and sharing it with your networks.

Your participation is vital as we work together to promote balanced solutions that address tenant concerns while safeguarding the rights of responsible housing providers. Please find our petition linked below.

Thank you for your continued support and advocacy for fair housing policies in our city.

Sincerely,

A handwritten signature in black ink, appearing to read "John Smith", written over a light blue horizontal line.

Executive Director
Apartment Association California Southern Cities
C:562-216-3894
The Voice of Rental Housing Since 1924
333 W. Broadway Street, Suite 101 Long Beach, CA 90802
(562) 426-8341 | AACSC.org |



Petition Opposing the 120-Day Moratorium on Substantial Remodel Terminations.

To the Honorable Mayor City Council of Long Beach,

We, the undersigned, represent housing providers and members of the Long Beach community who are deeply concerned about calls for a moratorium on substantial remodel terminations. While we acknowledge the importance of addressing housing stability, we believe a moratorium is not justified by the data and could lead to unintended consequences for the housing stock.

City officials have reported approximately 150 substantial remodel relocations in the past year. In a city of 451,000 residents, this equates to 0.03% of the population. Additionally, we are told that many of these cases may not comply with existing regulations, indicating that this is an issue of enforcement rather than a failure of current policy.

70% of the city's housing stock was built before 1970. A streamlined process to upgrade aging housing stock is essential and is a key element of the state's Tenant Protection Act. Introducing a blanket moratorium is a disproportionate response that fails to address the root cause: lack of enforcement of the current regulations. Additional rules and regulations will only complicate matters, creating further challenges for responsible housing providers while failing to protect tenants effectively.

We urge the City Council to focus on enforcing the existing substantial remodel regulations to ensure compliance and protect tenants' rights.. Enforcement is the most effective and fair approach to addressing these concerns without disrupting the housing market or jeopardizing property owners' ability to maintain and improve their properties.

Therefore, we respectfully request that the City Council reject calls for a moratorium. Direct efforts toward enhancing the enforcement of the current ordinances and meet with stakeholders. By doing so, we can ensure a balanced approach that protects tenants while supporting housing providers' essential role in our community.

Signatures: [See Attached]

	First Name	Last Name	City	Zip Code
1	Mike	Wratschk	Long Beach	90806
2	Sergio	Macias	Long Beach	90803
3	Amy	Royle	Long Beach	90803
4	Heather	McNeil	Long Beach	90807
5	Lee	Vieira	Long Beach	90815
6	Joseph	Abreu	Long Beach	90802
7	Paul	Bonner	Long Beach	90808
8	Jem	Hardison	Bell Gardens	90201
9	Mary	Cady	Long Beach	90807
10	Kay	Follett	Long Beach	90803
11	Brian W	Bumpas	Long Beach	90803
12	Juan Carlo	Aguirre	Long Beach	90808
13	Manuel	Nevsrez	La Mirada	90638
14	Bryan	Melka	West Covina	91791
15	John	Edmond	Long Beach	90802
16	Cody	Charnell	Long Beach	90807
17	George	Follett	Long Beach	90803
18	Lisa	Alexander	Anaheim	92807
19	Morris	Bumpers	Carson	90746
20	Jewel	Smith	San Diego	92108
21	Stephen	Phan	Sacramento	95811
22	Charlyn	Bender	Long Beach	90815
23	John	Neff	Irvine	92612
24	Charles	Jong	Cerritos	90703
25	Henry	Broome	Manhattan Beach	90266
26	Patricia	Tebo	Orange	92865
27	Laura	Akinagbe	Long Beach	90802
28	Stephen	Oldakowski	Los Alamitos	90720
29	Matt	Firth	Long Beach	90802
30	John	Gooding	Long Beach	90814
31	Leon	Shoag	Long Beach	90807
32	La Von	Gilmore	Los Angeles	90045
33	Corey	Nelson	Long Beach	90803
34	Spencer	Pabst	Long Beach	90803
35	Janet	Pedneault	Long Beach	90815
36	Gunther	Hansele	Whittier	90601
37	Alexa	Boyer	Long Beach	90807
38	Philip	Cocker	Carmel Valley	93924
39	Cheryl	Feese	Wildomar	92595
40	Martyn	Bookwalter	Long Beach	90814
41	Eric	Hatch	Long Beach	90802
42	Eugene	Johnson	Long Beach	90806
43	Mark	Kachigan	Long Beach	90803
44	George	O'Hara	Long Beach	90807

45	Spencer	Flynn	Long Beach	90803
46	Shaune	Kelly	Long Beach	90803
47	Kim	Ferries	Glendale	91206
48	Kevin	Peterson	Long Beach	90803
49	Marc	Panetta	Lomita	90717
50	Nina	Rivera	Long Beach	90807
51	Mark	Brunner	Long Beach	90814
52	Shelley	Kovich	Long Beach	90804
53	Guy	Hinderber	Long Beach	90807
54	Lora Beth	Vian	Apple Valley	92308
55	Michael	Skjonsby	Long Beach	90803
56	Mike	Takaki	Torrance	90501
57	Mike	Murchison	Long Beach	90807
58	Adrienne	James	Harbor City	90710
59	Gerald	Boden	Rancho Palos Verdes	90275
60	James	Stok	Long Beach	90815
61	Deana	Dyvor	Long Beach	90803
62	Holly	Kovich	Long Beach	90806
63	Wendell	Fleming	Long Beach	90803
64	Stacy	Martinez	Long Beach	90813
65	Vali	Mervhant	Chihuahua	31215
66	Roslyn	Lewis	Long Beach	90805
67	Bhavesh	Muni	Cerritos	90703
68	Christine	Melgren	Ladera Ranch	92694
69	Sheri	Rowley	Long Beach	90806
70	Jaime	Tabares	Long Beach	90807
71	Stephanie	Chilcott	Costa Mesa	92627
72	Sergio	Martin	Costa Mesa	92627
73	Sigrid	Schmidt	Long Beach	90803
74	Lingyu	Liu	Long Beach	90813
75	Vanise	Valentine	Compton	90222
76	Regina	Covington	Long Beach	90807
77	Robert	Gonzales	Downey	90240
78	Tricia	Moses	Signal Hill	90755
79	Mike	Burrous	Long Beach	90807
80	Alwxis	Derrico	Long Beach	90803
81	Tom	Brown	Long Beach	90815
82	Miles	Fisher	Long Beach	90815
83	John	Yeakel	Long Beach	90814
84	Joel	Estrada	Downey	90241
85	Laurine	McCaw	Long Beach	90808
86	Karen	Hammond	Long Beach	90803
87	Donna	Stevens	Carson	90746
88	Michelle	Durey	Los Angeles	90034

89	Paula	LaPlount	Long Beach	90806
90	Tracy	Johnson	Manhattan Beach	90266
91	William	Oswald	Signal Hill	90755
92	Sharon	Kemmer	Long Beach	90803
93	Mark	Eisele	Long Beach	90813
94	Eva	Albuja	Long Beach	90804
95	Moorice	Tarik-El	La Puente	91744
96	Fred	Sparrevoh	Long Beach	90815
97	Luis	Navarro	Long Beach	90815
98	Lisa	Hassan	Downey	90241
99	Mario	Peres	Wilmington	90744
100	Elizabeth	Jones	Paramount	90723
101	Mark Iver	Sedig	Long Beach	90815
102	Vivian	Miller	Long Beach	90802
103	Richard	Macias	Pismo Beach	93449
104	Scott	Chapman	Long Beach	90802
105	Martin & C	Sandoval	Long Beach	90804
106	Matthew	Washington	Compton	90222
107	Michael	Schutt	Long Beach	90808
108	Helena	Lambert	Lakewood	90713
109	Christophe	Manning	Long Beach	90815
110	Scott	Flanigan	Long Beach	90808
111	Kent	Huber	Lakewood	90713
112	Terry	Long	Long Beach	90814
113	Matthew	Salaben	Long Beach	90814
114	Bob	Luskin	Long Beach	90803
115	James	Buesing	Long Beach	90804
116	Fred	Sutton	Long Beach	90807
117	Patricia	Reddick	Indian Wells	92210
118	Lisa	Harris	Long Beach	90808
119	Michelle	Mueller-D	Long Beach	90803
120	Mary ann	Bellevue	Santa Barbara	93111
121	Jennifer	Ferrario	Cypress	90630
122	Sandra	Rhine	Long Beach	90815
123	Gina	Trinidad	Carson	90745
124	Albertina	Fernandez	Long Beach	90813
125	Ria	Sotelo	Long Beach	90802
126	Cindy	Peal	Gardena	90247
127	Laura and	Caley	Long Beach	90803
128	Ana	Plasencia	Long Beach	90810
129	Jose	Vasquez	Tulsa	74132
130	Alicia	Adame	Long Beach	90806
131	Howard	Homan	Long Beach	90803
132	Jacquelyn	Matthews	Lynwood	90262

133	Shane	Young	Long Beach	90803
134	Melissa	Hardaway	Cerritos	90703
135	Carole	Jones	La Palma	90623
136	Kristi	Cirtwill	Seal Beach	90740
137	David	Erkman	Long Beach	90813
138	Nenah	Valentine	Compton	90222
139	Kristine	Kemner	Long Beach	90803
140	Alicia	Redd	Long Beach	90807
141	Patti	Harrison	Long Beach	90803
142	Cameron	Ramirez	Compton	90222
143	Patrick	Pearson	San Juan Capistrano	92675
144	Dennis	Hanso	Torrance	90501
145	April	Amara	Long Beach	90803
146	Beverly	Butters	Long Beach	90803
147	Donna	Seyedi	Rancho Palos Verdes	90275
148	Gearado	Andrade	Bellflower	90706
149	Shelley	Maiden	Long Beach	90804
150	Carlos Albo	Albor	Fountain Valley	92708
151	Michael	Eads	Long Beach	90815
152	Jaideep	Vaswani	Fullerton	92833
153	Russell L	Fox	Seal Beach	90740
154	Charles	Del Campo	Long Beach	90803
155	Kristie	Pabst	Long Beach	90803
156	Raff	Chatam	Long Beach	90815
157	fox	boswell II	Long Beach	90815
158	Theodore	Christopou	Long Beach	90803
159	Steve	Lewis	Long Beach	90803
160	Valery	Roman	Long Beach	90803
161	Ronald	Graf	Long Beach	90808
162	Malcolm	Oscarson	Long Beach	90807
163	M	Lewis	Long Beach	90804
164	Melanie	Lucie	Long Beach	90806
165	Nick	Kazemi	Irvine	92612
166	A	Choy	Seal Beach	90740
167	James	Tusko	Rancho Santa Margari	92688
168	Sandy	First	Long Beach	90803
169	Jon	Mesko	Long Beach	90807
170	Femi	Akinragbe	Long Beach	90802
171	James	Kuhl	Long Beach	90814
172	Keith	Kennedy	Long Beach	90814
173	Tom	Nehme	Eastvale	92880
174	Stanley	Francus	Long Beach	90808