

Melissa Whitney

From: Elizabeth Beaulieu <[REDACTED]>
Sent: Friday, February 26, 2021 4:23 PM
To: COB_mail
Subject: Eviction Mortarium

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

We are a local owner-managed property management company with apartment communities located in Tucson and Green Valley totaling 1,638 units. Since the pandemic, we have been working with our residents that have been financially affected by the pandemic through accepting payment plans, waiving late fees and helping them get rent assistance through multiple agencies including the Pima County and City of Tucson portals with great success. Please let us continue to help our residents who are willing to communicate their needs to us and who are residents who adhere to their lease agreement.

Please do not take our rights away by prohibiting us to file for evictions for those who break the rules and create an unsafe environment for their neighbors.

- Property owners and managers will be unable to remove persons who present a health and safety hazard to the community, such as bed bugs, cockroach and other infestations in their rental unit.
- Property owners won't be able to manage noise violations so if a neighbor complains about a noisy neighbor, the manager will be unable to remedy the situation.
- The proposed eviction ban would prohibit owners from enforcing mask requirements on the property.
- Property owners and managers will no longer be able to enforce smoking prohibitions on the property. For example, if a neighbor in the adjoining unit complains to management about marijuana or tobacco smoke, management can no longer remedy or enforce the property's smoke-free policies.

Sincerely,



Elizabeth Beaulieu
Portfolio Director, CAPS

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Building Friendships, Families & Communities... One Resident At A Time

Melissa Whitney

From: Julie Castaneda
Sent: Friday, February 26, 2021 4:27 PM
To: Semene Collie; COB_mail
Subject: RE: Eviction Moratorium Meeting

Good Afternoon,

Your submission has been received and will be shared with the Board of Supervisors.

Thanks,

Julie Castañeda
Pima County Clerk of the Board
130 W. Congress, 1st Floor
Tucson, Arizona 85701
[REDACTED]

From: Semene Collie <[REDACTED]>
Sent: Friday, February 26, 2021 3:49 PM
To: District1 <District1@pima.gov>; DIST2 <DIST.2@pima.gov>; District3 <District.3@pima.gov>; District4 <District4@pima.gov>; District5 <District5@pima.gov>; Julie Castaneda <julie.castaneda@pima.gov>
Subject: Eviction Moratorium Meeting

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Hello pima county Board of Supervisors,

My name is Semene Collie and I current work with a small property management company who has two properties in Tucson (pima county). I have worked in property management for the entirety of my adult life and over a decade now, most of that time being spent in the office of properties. To say I have never seen something like this is an understatement and I strongly understand the necessity of non-payment evictions during this global pandemic. We as a small company have been managing our staff and policies for the last year with resident protection and assistance at the forefront of our efforts. We have facilitated payment arrangements, flexible leasing options, and increased safety protocol on all of our properties throughout Arizona. Our office have been closed for public safety for nearly one year now and we have pivoted the majority of our operations to be as digital/remote as possible limiting the amount of exposure to our staff members and our residents.

As a company we have done everything we can to assist the state, country, and world with curving this pandemic for public health AND to assist in softening the economic crisis the world faces as well. With that being said, I learned today that your board is reviewing a moratorium that could stop not only non-payment evictions but ALL evictions and I feel it is extremely important for you to understand the danger that puts our residents and staff. Having working in every position in this industry within the office I have encountered a wide range of dangerous situations that occur all too often at apartment community offices.

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I've personally experienced having weapons pulled on me while at work, had my vehicle damaged, been followed from the office to my vehicle, endured threats and profanity, and on more than one occasion I have been assaulted by a resident living on the property I worked at. I have managed staff that have experienced being followed to their own home, having to file restraining orders against residents, and been injured by residents. More recently our staff have had residents oppose our safety policies that we have put in place to help stop the spread of COVID-19 including mask requirements and social distancing. Since COVID has started I have had multiple staff member be confronted by aggressive residents refusing to adhere to these safety measure when interacting with our team members. Some have gone as far as to spit directly on our staff and verbally "hoping they catch it from them."

With these types of situations, we as staff, always have a feeling of protection that we are able to evict someone based on their unacceptable and many times dangerous actions. This doesn't just cover our staff but our other residents as well. We must be able to protect residents from potentially unsafe conditions that their neighbors could be partaking in. Evictions based on health and safety can be serious issues that we face everyday.

We are always able to say there are consequences to inappropriate behavior and the harassment of our staff and residents. Stopping all types of evictions would take this protection away and would turn residents to know they can do anything from harassing people, harming people, and damaging our properties, and there was no consequences to these actions.

I understand that these types of instances sound as if they should be a rare occasion, but I assure you they are not as rare as they should be. All other establishments have a right to refuse service to someone or to ask them to leave their property. Being able to evict residents that are harmful and harassing is our way of refusing to service someone. No person should be forced to endure physical or verbal harassment or violence.

I hope that you take into consideration the impact a moratorium of this extent can have on the staff employed to manage properties and the fellow residents on properties. I believe there is an alternative option which would include more documentation or review of cases that are filed for non-compliance evictions as opposed to a total stop of these cases. Again, I strongly support efforts for public safety during this pandemic but this type of ruling seems to favor the safety of some over others which I feel is preventable and avoidable.

Thank you!

Semene D. Collie | Director of Property Management | Living Well Homes
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