

AGENDA MATERIAL

DATE 3/2/21

ITEM NO. RA 8

Jessica Kopfmann

From: Julie Castaneda
Sent: Monday, March 1, 2021 3:09 PM
To: COB_mail
Subject: FW: Evictions in the county

From: John Wagner [REDACTED]
Sent: Monday, March 1, 2021 2:15 PM
To: Julie Castaneda <julie.castaneda@pima.gov>
Subject: FW: Evictions in the county

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.

Read Below

Sent from Mail for Windows 10

From: John Wagner
Sent: Monday, March 1, 2021 2:13 PM
To: Julie.Castaneda@pima.gov
Subject: FW: Evictions in the county

Read below.

Sent from Mail for Windows 10

From: John Wagner
Sent: Monday, March 1, 2021 2:11 PM
To: Distric2@pima.gov; Distric3@pima.gov; Distric4@pima.gov; Distric1@pima.gov; Distric5@pima.gov; Blythe; Diane; Evictions
Subject: Evictions in the county

If you do this eviction thing that your having a meeting tomorrow on, This is not
A good thing for Property Owners and Manager's and other people.

We will not be able to enforce the Health and Safety and the disturbing the Peace and Mask requirements and so on.

I manage 4 properties here in Pima County.

I can go on and on and on, but I wont. I just need you all think really good as to how it would effect other people that is
"not" getting evicted and so on.

John Wagner
Property Manager
[REDACTED]

11/01/21/03/19/PC/KCF/HJ

Jessica Kopfmann

From: Julie Castaneda
Sent: Monday, March 1, 2021 3:08 PM
To: COB_mail
Subject: FW: Eviction Moratorium

From: Kim Pacheco <kim@scotiagroup.com>
Sent: Monday, March 1, 2021 2:14 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

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I am writing today regarding the eviction moratorium that you are meeting about tomorrow for Pima County. We manage over 6500 units in Tucson and your moratorium will potentially endanger residents and will prevent us from managing our properties safely for ALL residents.

We, as property managers are responsible for all of our residents. Responsible for providing a safe living environment for our residents as well as our staff. Your proposal would stop us from doing that. We receive complaints from residents on a daily basis – here are some examples of the complaints we get:

Neighbors are playing their music too loud and they can't work/sleep
Neighbors are smoking cigarettes, marijuana or doing drugs and it is effecting their living situation
Neighbors are fighting and it is effecting their living situation
Neighbors have roaches and or bedbugs and are not taking care of the situation and it is effecting their living situation
Neighbors dog is barking and it is effecting their living situation
Neighbors have traffic going in and out of their apartment at all hours of the day and night and it is effecting their living situation
Kids on the property are out of control, throwing rocks through windows, vandalizing cars and the property

This is a small example of the complaints we receive on a daily basis. It is our job to respond to these complaints, work with the residents involved and try to get them out of the unit if they refuse to comply. If your moratorium is passes we will not be allowed to fix these issues for our residents. Can you imagine if you lived next to someone that was doing the things that I mentioned above and nothing could be done to stop them?

With as many units as we manage we have a lot of residents that after learning that they do not have to pay their rent and that there is nothing we can do about it that just decided not to pay their rent – it is not Covid related, they are just not paying their rent because they do not have to. We have some residents that have not paid rent or even tried to pay rent in a year. Can you imagine if this same mind set is used toward your moratorium? We will have residents breaking the law and the property rules because they know they can and there is nothing we can do about it and that will effect all of the residents living around them.

Please reconsider this moratorium, it will hurt many more people than it helps.

Sincerely,

Kim Pacheco

Kim Pacheco, CPM®

Director of Multifamily Operations

6340 N Campbell Ave, Ste 170 | Tucson, AZ 85718

(520) 323-6515 x 14 | (520) 323-6815 Fax

www.scotiagroupmanagement.com

Professionally managed by:



Jessica Kopfmann

From: Julie Castaneda
Sent: Monday, March 1, 2021 3:18 PM
To: COB_mail
Subject: FW: Public record request for March 2nd hearing

From: X-Tina Morales [REDACTED] >
Sent: Friday, February 26, 2021 4:52 PM
To: District1 <District1@pima.gov>; COB_mail <COB_mail@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: Public record request for March 2nd hearing

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Christina Morales
[REDACTED]

1777 W Orange Grove Rd, apt 4103, Tucson, AZ 85704

Hello I am a tenant and leasing consultant for an apartment community in Tucson. I want the Board to address domestic violence offenses, harassment from neighbors, threatening neighbors, and other unsafe or violent acts that could be proposed in the eviction ban. As an apartment community, we can never promise or guarantee safety. But we have always been able to do something about tenants who violate the crime free portion of the lease agreement. Not doing so will leave our tenants feeling helpless against harassing neighbors. It does not matter what financial situation someone is in in regards to their rent. Everyone deserves to live comfortably in their home. With people being at home more often than not, it is more important than ever that we can take action against harassment, violence, threats, vandalism.

Also, with health and safety violations for roaches and bed bug infestations, this is used to keep our residents safe! If a resident is causing an infestation in a building due to being unclean, we should have every right to protect our residents being affected by it. Again, this brings me back to trust... our residents trust us and by proposing this eviction ban, that trust will be gone. Our occupancy will go down. Our reviews will go down. All for things beyond our control. Please take all of this into consideration while proposing your eviction ban.

NR 0121490100044 JK