

# Attachment A

## To the Mayor and Council of the City of Phoenix

### A Citizen Petition

#### WHEREAS,

On February 6<sup>th</sup>, 2018 several extremely poor families and individuals (including disabled persons, seniors, and children) residing at 2936 E. Van Buren St - an apartment complex condemned and designated as uninhabitable by the City of Phoenix - were evicted by the same with 4 hours notice to vacate their homes...

#### WHEREAS,

The apartment complex owners, The Chen Family, - all were properly and lawfully noticed by the City of Phoenix to make reasonable and required minimal improvements to the property to insure the safety of residents and encourage full compliance with regulations related to electrical, sewage, and structural integrity of rental property - apparently failed to comply or even attempt compliance resulting in the property being condemned, the wasting of police resources, and causing a serious forced homelessness crisis...

#### WHEREAS,

The Chen Family reportedly collected rent from now evicted tenants - including during the 48hr final notice period given by the City of Phoenix as a deadline for ending lawful occupancy and initiating forced eviction action - and failed to inform their tenants of the dangerous and untenable status of their rental property...

#### WHEREAS,

The City of Phoenix, having no ordinance or policy requiring reasonable advanced noticing of renters about forced eviction action and about property owners' failures to keep rental properties in compliance with safety, structural, and occupancy regulations; And because the City of Phoenix' current 48hr forced eviction action notice to property owners over compliance issues creates an unfair burden on renters, causes virtually instantaneous homelessness, and only alerts renters to the failings of property owners at the "last minute"...

#### THEREFOR,

Pursuant to Chapter IV, Section 22 of the City of Phoenix Charter, I, Rev. Jarrett Maupin, a citizen, and resident of the City of Phoenix, hereby petition the Mayor and Council, to consider - expeditiously - and enact within 15 days, a resolution(s), ordinance(s), or measure(s) that will:

1. *Prevent rental property owners from collecting rents or deposits on condemned or uninhabitable property when said property is scheduled for forced eviction actions due to lack of compliance with or adherence to City of Phoenix regulations or rental property maintenance standards*
2. *Establish a **socio-economically sensitive** City of Phoenix forced eviction action notice (period, policy, and procedure) for renters - if property owners fail to correct dangerous electrical, sewage, and structural integrity compliance issues - to provide a more humane and reasonable time-frame for innocent renters to attempt relocation efforts or conduct emergency shelter seeking*
3. *Require rental property owners to publicly and conspicuously post signage to inform tenants or contractually perspective tenants about non-compliance issues and any related pending forced eviction actions for a period of time that is congruent with City of Phoenix forced eviction action notices, periods, policies, or procedures - or for the city to post said signage, if owners fail to*

Respectfully Submitted,  
Wednesday, February 7th, 2018

*Rev. Jarrett Maupin*

Rev. Jarrett Maupin

CITY CLERK DEPT.  
FEB 7 PM 5:09