

"We must make sure that every family in America lives in a home of dignity and a neighborhood of pride, a community of opportunity, and a city of promise and hope."

- President Lyndon Baines Johnson

July 8th, 2023 - July 11th, 2023

Testimony for Hearing Bill 22-0250 July 11th, 2023

PERSONALLY AFFECTS

I am heartbroken as to the hell I and others have gone through for decades with slumlords, whether single person property owner to conglomerates. I lived in Portland, Oregon where a new conglomerate owner sent me a, "Welcome!" letter and where to send check. Two days later I received, "No Cause Notice to Vacate" in the middle of winter for 43 days. There is always a reason. The single level apartments were becoming condominiums. [Obviously, I was not given an opportunity to purchase.] I could not find another place to live in time, and I was on the street homeless for 5 months.

After 9 years of living in Portland, I moved to Berkeley, California. I lived in the same four-plex for 6 years (horrendous price gouging rentals force me to stay), but was writhed with by far the worst slumlord from the first week I moved in. An FBI agent came banging at my door, asking who owns the building. I told him who, and asked why. He said, "He is under federal investigation for Section 8 Fraud in Oakland." Owning 4-plex and other rented buildings in Berkeley, with Oakland and Berkeley having separate housing authorities, he was able to rent to Section 8 recipients in Berkeley, while living in Oakland with his family using a Section 8 voucher. I was disgusted, especially when I met a nice mother with her kids who were homeless the day before, waiting for a voucher.... I was harmed; owner became peeping tom, harassed and harassed (especially because he knew I knew about the fraud - 10 years Federal Prison), forced himself and friends (4 makes a gang), leaving me to make my body a brace for the front door in order to have a chance until the police came.... The buildings were riddled with water and mold. With no rent court, I was forced to continue to pay rent.

A few years later, I noticed strangers coming onto the grounds, going up my stairs, attempting to peer through windows. I thought odd, but I decided to just monitor, and they always left. I learned from a neighbor across the street, who was a realtor, "Don't you know? The four-plex is for sale for already 3 weeks! SURPRISE!!!! With no, "Tenant's First Right of Refusal," no notice, no nothing but just to continue to be cruel, not only did I have no right, but I was forced to let people see my home, my personal property of mine and my cat Echo's sacred personal space - soiled and attacked - again and again. A guy made an offer for purchase, and I was forced to sign as a tenant. My only recourse was to share the truth - all the hidden gunk and paint put instead of replacing the wood - the walls, even

above the front door. I had pictures. The potential buyer pulled out, and property owner was on the warpath again, this time corroborating (\$?) with a Berkeley housing inspector to attempt to blame all the mold (mind you when rains, the 2 buildings had no roof lip to draw water away from the house - easily fixed, but did not) on me, for goal to evict. No one would take my case (legal aid.... pro-bono...) deciding my case was hopeless, so I represented myself. The first day the judge deemed all my evidence as hearsay. Luckily it went into second day, and I went armed with the law about hearsay, which stated that government issued documents are not hearsay, and the judge allowed me to have all my discovery used. I won against the slimiest worst pro-slum lawyer in Alameda County. I had also filed a Restraint Order, but judge denied. But even after, calling the police was still common place. I yearned for Baltimore, where in 1954, "The Baltimore Plan" came about = Living regulations and Housing Court. I yearned being able to put my rent into escrow as I had in the past. From sea to shining sea slumlords make peoples' lives hell, in all walks of life, all income levels, but particularly those who simply want a place to live, not spending a livelihood in order to keep a place.

CURRENT LAW OF BALTIMORE LAND FOR 47 YEARS: "TENANT'S FIRST RIGHT OF REFUSAL"

In 1976, Baltimore City tenants and citizen advocacy won the right to be placed into law, the Ordinance; "Tenant's Right of First Refusal" a progression of The Baltimore Plan (1954) and President Lyndon Baines Johnson's Fair Housing Act (1968) in the City of Baltimore. On Monday, June 27th, 2022 City Council Meeting, a bill in the name of one who advocated this historic 1976 Law, is to repeal it: Baltimore City Code, Article 13, Subtitle 6 "Tenant's First Right of Refusal."

"Tenant's Right of First Refusal," Law, found in just about every jurisdiction, most statewide laws in the United States (with variety of names), is the right for renters/lessees/tenants to have first-hand knowledge that the property owner/lessor/landlord intends to sell the property of which they dwell, and the duty of property owner.... It is active security for tenants Right To Know the status of their home rental. This law - this current law we have is tenant/s must be notified first via certified mail that their home is for sale, that they have the right to make a deal with owner for purchase, have 30 days from postmark to arrange, qualify for grants and loans, and a "bargaining chip" to ensure no homelessness occurs. "60 Day Notice to Vacate"*** will need to be issued but quite challenging to find a new home, so can negotiate for longer, with even some money for moving and new security deposit, and placed in, "Terms of Sale." Tenant's Right of First Refusal "Bargaining Chip" in no way takes the emotional and spiritual pain of being forced to move, especially those who grew up and have raised children, being pillars of neighborhood stability for decades. The, "City of Neighborhoods" for 47 years plus now combating, at least slowing down gentrification, especially in neighborhoods of Roland Park, Fells Point, Federal Hill, Ashburton, Glen, Charles Village, Hampden, Otterbein, Cross Country, Mount Washington, Northwood, and the like. The drop of homeownership in Baltimore City 47.9%, and rise of city residents being renters, at least 52.1%,* it is vastly more necessary than ever before, especially at this moment in history to not only keep, "Tenant's Right of First Refusal" but expand it to be placed into

rental contracts with mandatory brochure so that a tenant can set up finances as 30 days is not enough. It begs many many sub-questions of, "Why?"

Baltimore City Code, Article 13, Subtitle 6 "Tenant's Right of First Refusal" [Page 89]: https://legislative.reference.baltimorecity.gov/sites/default/files/Art%2013%20-%20Housing_0.pdf#page=97

* **Baltimore, Maryland Census Figures, United States Bureau of the Census:** <https://www.census.gov/quickfacts/baltimorecitymaryland>

** **Baltimore City Code Subtitle**

9: https://legislative.reference.baltimorecity.gov/sites/default/files/02-PLL_0.pdf#page=35

"The Councilmember Mary Pat Clarke Opportunity to Purchase Act"

Proposed in its place is, "The Councilmember Mary Pat Clarke Opportunity to Purchase Act" of which a tenant is no longer notified (properties can be sold without being on MLS market - pocket listings and black market), if would like to purchase home they are renting, may never get an answer due to rise of property owners using management companies and complicated conglomerate LLC's, even of foreign ownership (other U.S. states, other countries....), property owners offering limited other houses to purchase ("Bait and Switch"), and no longer any protection, as standard, "30 days' Notice to Vacate" can be utilized by an unethical/moral property owner, making deep unnecessary financial and social hardships; burdens for families, long term people now senior citizens, kids' sadly no longer has their neighborhood friends, force to go to other schools.... Financially poor have no time to attempt to get a lawyer even if they do know the law - 60-day Notice to Vacate if want possession for other purpose, including selling. Next to nil chance of renting or purchasing where you currently live. No "bargaining chip" so most likely outcome is to prepare to be homelessness due to this, "act." There is absolutely no benefit to providing, "certain rental facilities" that can be purchased, as this limitation of what one is allowed to purchase, simply due to being a "tenant" (and Bait and Switch) is a direct violation of President Lyndon Baines Johnson's Fair Housing Act of 1968.

MAIN POINTS: "The Councilmember Mary Pat Clarke Opportunity to Purchase Act" Bill 22-0250 (missing tenant protection...):

1. "FOR the purpose of repealing City Code, Article 13, Subtitle 6 {"Tenant's Right of First 4 Refusal"} as obsolete and replacing it with a subtitle establishing a tenant's opportunity to purchase certain rental facilities."

"OBSOLETE" - NO WAY!

THERE ARE 2 CURRENT BILLS AMONGST OTHERS IN THE UNITED STATES: Is it obsolete for The Commonwealth of Massachusetts? Is it obsolete in Berkeley,

California? IS anyone getting rid of their "Tenant's First Right of Refusal" (a variety of names across the nation) and calling it, "old, obsolete, archaic"? Absolutely not.

BERKELEY, CALIFORNIA: [https://berkeleyca.gov/sites/default/files/2022-04/2022-01-27 Item 01 Tenant Opportunity to Purchase Act.pdf](https://berkeleyca.gov/sites/default/files/2022-04/2022-01-27_Item_01_Tenant_Opportunity_to_Purchase_Act.pdf)

THE COMMONWEALTH OF MASSACHUSETTS: Senate Bill S880:
<https://malegislature.gov/Bills/193/S880>
House Bill H1350: <https://malegislature.gov/Bills/193/H1350>

"CERTAIN RENTAL FACILITIES" Offering other homes for purchase is a clear, "Bait and switch." "Your home is not as good as this other one. You will like this other one I have." But if they truly wanted to live in Carrolton Ridge, they would be.... Language is written specifically for multi-house owner - a developer....

It is a violation of the Fair Housing Act of

1968: https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_o
verview

"Promises - Of A Century" - President Lyndon Baines Johnson

Civil Rights Act: Fair Housing Act of 1968 Speech [April 11th, 1968 Speech less than 5 minutes] <https://youtu.be/dWWEMXW8W5I?t=5>

2. **"(H) STATEMENT OF INTEREST. "STATEMENT OF INTEREST" MEANS A WRITTEN AND CLEAR EXPRESSION OF INTEREST TO A LANDLORD THAT THE PERSON WRITING THE STATEMENT IS INTERESTED IN PURCHASING 18 THE LANDLORD'S RENTAL FACILITY. "**

The tenant must attempt to reach a property owner. With management companies, big national and multi-national companies, hidden from tenants on purpose with their LLCs makes it virtually impossible. Nearly gone are the mom and pop owning a few rental homes.

3. **"6-6. OPPORTUNITY TO PURCHASE - GENERALLY. BEFORE A LANDLORD MAY SETTLE ON THE SALE OF A RENTAL FACILITY, THE LANDLORD SHALL GIVE THE TENANT AN OPPORTUNITY TO PURCHASE THE RENTAL FACILITY AT A PRICE AND UNDER TERMS THAT CONSTITUTE AN OFFER OF SALE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SUBTITLE"**

The tenant now has to bid on the open market on the house they live in already, and could well be in competition if on MLS or not, with cash buyers, and other people. The owner is ready to formally, "SETTLE" that leads to, "SETTLEMENT"

4. **NEW BILL = NO OPPORTUNITY** Current law allows if owner lowers price and 30 days has expired, the tenant has new consideration to own, and must send again via certified

mail new offer, of which tenant has 15 days starting from postmark, to decide whether to take the new offer.

5. **New bill does not address "BULK SALE"** at all, which "Tenant's First Right of Refusal" protects current home can be purchased.

6. **New bill does not protect "USE OF GOVERNMENTAL ASSISTANCE."** "Tenant's First Right of Refusal: Does: "(d) Use of governmental assistance protected. No landlord may refuse to enter into a sales contract with a tenant solely because the tenant proposes to use a federal, state, or local program to assist in the financing of the purchase."

7. **NO TENANT PROTECTIONS:** New bill does not have further protections for the tenant. A lot of protections regarding retaliation, unethical and illegally plausible (and done in the past) against the tenant. In other words, protections to keep tenant from being taken advantaged of - a victim of bullying.

"TENANTS FIRST RIGHT OF REFUSAL" is a good law, added to over the 47 years, and deserves to still be the law in Baltimore City. There are no reasons but ulterior motives for whom view tenants to simply be a commodity, not human beings, who only deserve, "bait and switch" inferior housing. The motive is to not have to deal with "Waivers." One mission is to take away freedom, limiting tenants whose owners want to sell, to the houses they are allowed to purchase "Certain rental facilities." This is for any walk of life; any income level. If a tenant wants to move, to purchase a home in another neighborhood, the tenant will do so - as has the freedom to do so. To the tenant, the house is shelter. There is no "Opportunity to Purchase" in Mary Pat Clarke bill. Want to buy a house? It is exactly the same - footwork, Do online searches and check newspapers for city properties. Walk around desired neighborhood and look for signs. Sign up to get a certificate to qualify for grants and loans and contests. Be house-ready. Ask for help from neighborhood associations to find just who is your property owner/or owners. Ask Live Baltimore and Housing Counselors to help you, and don't forget to go to Enoch Pratt Central Library. The library is Maryland's - the State Depository. Just like everyone else pursuing homeownership.

A Solution: Instead of owners working with their tenants, who are paying two to three times more for rent than what a mortgage would be, how about offering loans so they can purchase the home? Simple.

A Solution: Work on Reparations through 15,000 Vacant Houses, invest in tradespeople Vocational Arts School and Guilds, careers and entrepreneurs, and move Baltimore City from 23% financial poverty to 5%

Sincerely,
Shaiyel Seltzer seaseals@hotmail.com

THE BALTIMORE REPARATIONS PLAN: HOMES ~ HOUSES

Shaiyel Seltzer
 Final - June 14th 2022
 Tel: 410-541-9591

www.gaserecordie.org/baltimore

Shaiyel Seltzer

The United States of America Government
 Baltimore to become "Pilot" Reparations City in the USA.

The State of Maryland
 Reparations

15,000 Houses
 Net Zero + Net Positive Building

Mayor and City Council

Baltimore City Department of Housing

Enoch Pratt Free Library

- Books, Films, ...
- Genealogy and Ancestry classes

Genealogists
 Reparations Qualifications
 Genealogical Institute on Federal Records [Baltimore Located] ~ Students ~

Baltimore Indian Center

- Several ways to qualify
- Whether "qualified" or not fill out form
- Some qualifications are already neighborhood located
- How many in household
- Choose Top 12 neighborhood from list made by Department of Housing
- City list Does Not contain addresses. Potential fights otherwise...

MUCH ATTENTION
 Baltimore Celebrities
 Media
 TV "This Old House"
 Multiple Films
 Social ~ Internet

Public Utility Commission
 Baltimore City Council
 Baltimore City Department of Housing
 Baltimore City Department of Public Works

LABOR
 Vocational Arts and Guilds

Workforce Training and Continuing Education
 Training Campus

McMacken High School [Leaving School Year - Use] [Becomes Net-zero Net Positive Building]

FINANCING
 • Scholarships
 • Out-of-Pocket [Business Expenses] [Donations]

Receive Certifications

Teachers ~ Leaders
 Those already in the fields

Contractors, HVAC, Masons, Plumbers
 Carpenters, Plasterers, Roofers, Painters, Electricians

Creates STUDENTS
 IGSHA Training Home
 • Certified Residential Geothermal Designer
 • Certified Geothermal Inspector
 • Accredited Installer

MATERIALS
 Donations
 Baltimore City Financial Reparation
 Buying in Bulk

UNIONS
 Baltimore Canopy

Engineers
 Makes list of Neighborhood square footage and how many of each ONLY
 Inspection Reports of every house
 Baltimore City Office of Sustainability
 Baltimore City Department of Public Works

Alleys to Allees

Habitat for Humanity
 Non-Profit - Tax Deductible

HIRED STAFF
 Baltimore Region
 Additional Specific Experts...

VOLUNTEERS
 • House Recipients
 • Citizens of Baltimore
 • Citizens of Baltimore Region
 • Citizens of Maryland
 • Citizens and Residents and Visitors of The United States of America

APPRENTICES
 Training ~ Experience
 All Universities ~ Colleges

Baltimore City Forestation and Baltimore City Recreation and Parks

PLANT TREES FLOWERS.....

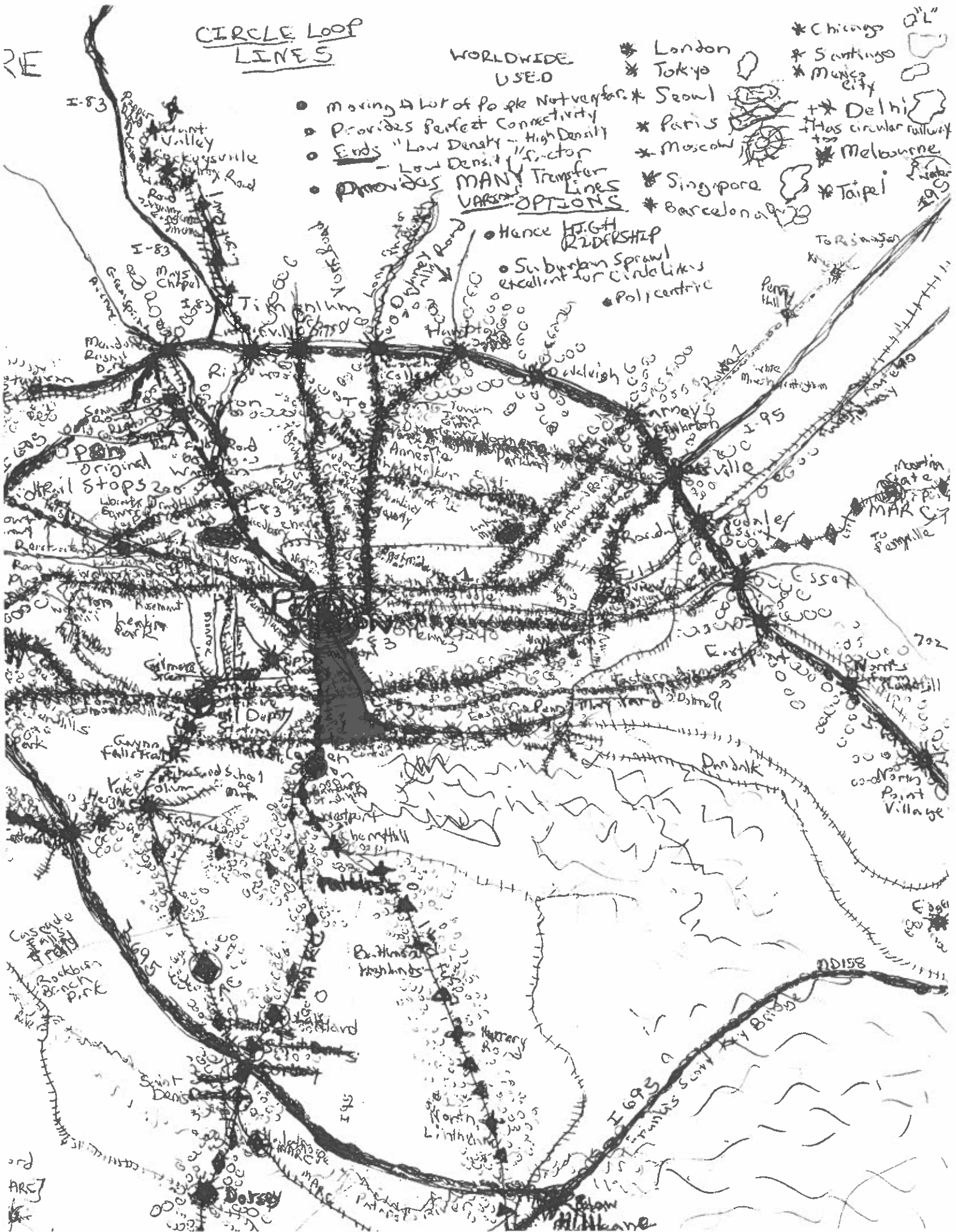
CIRCLE LOOP LINES

WORLDWIDE USED

- Moving a lot of people not very far
- Provides perfect connectivity
- Ends "Low Density - High Density - Low Density" factor
- Provides MANY Transfer Lines

- * London
- * Tokyo
- * Seoul
- * Paris
- * Moscow
- * Singapore
- * Barcelona
- * Chicago
- * Santiago
- * Mexico City
- * Delhi
- * Melbourne
- * Taipei

- Hence HIGH RIDERSHIP
- Suburban Sprawl excellent for Circle Lines
- Polycentric



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