

Good afternoon, Chair and members of the Economic Matters Committee.

I have been a resident of Long Branch for 20 years. I belong to the Long Branch Housing Action Team (LBHAT) and am a CHEER Community Ambassador.

Long Branch is in the Purple Line corridor, where development is increasing property values and putting renters at risk of displacement. Without Good Cause Eviction, landlords can remove tenants simply to redevelop or sell for profit.

At the same time, renters are living in poor conditions. Personally, my furniture is badly deteriorated from normal wear and tear, and my refrigerator is malfunctioning. I notified the property management, but received no response. I am afraid to push further because my family and I fear eviction.

We need Good Cause Eviction so families are not forced out for profit, and so they can request basic repairs without fear of losing their homes.

THANK YOU.