



October 2, 2018

Dear Residents of President John Adams Manor Apartments (PJAM),

I'm writing this to address some concerns that have recently been raised about PJAM. First, I want to assure you of MAAC's long-term commitment to maintain PJAM as an affordable housing community. We are very proud of our 25-year history as an affordable housing provider in San Diego and our aim is to grow the number of affordable housing units that are available to families in need.

We have also become aware that there are questions regarding our process for eviction. We care deeply about our residents and our goal is to maintain all of our residents in a safe, healthy, and affordable home, while balancing our fiscal responsibility. There are unfortunate situations where a tenant cannot pay the required rent. When that is the case, our team provides information on options for that tenant, including, potentially, alternative housing options. At this time, 15 PJAM residents are in some stage of the eviction process due to continued lack of payment. We follow an eviction process consistent with California state law and our process is closely monitored by our staff. If you have any questions regarding this process or your personal status, we encourage you to visit our property management team.

Recently, MAAC took responsibility for day-to-day management of PJAM. Since the transition, our team has focused on tightening the fiscal processes, improving the maintenance of the property, and creating stronger relationships with our tenants.

MAAC has also secured financing to do a major renovation of the property – this provides an opportunity to address the needs of individual units, make improvements to the overall property, and construct a brand new 5,000+ square foot community center which we hope will bring additional resources to the community. I want to reassure you that no one will lose their home at PJAM as a result of the renovation and that the complex will continue to be affordable after the improvements are completed. The \$14 million remodel is expected to start in November 2018, with an anticipated completion date of December 2019. In the coming month, we will hold informational meetings to share more about our renovation plans and timeline.

At MAAC, we take our responsibility for creating, maintaining, and properly operating affordable housing seriously and we are proud that we are providing an affordable option to nearly 1,000 families across San Diego. Please contact us if you have questions, want to address your unique circumstances, and/or correct misinformation. We are confident that working together, we can create a community that we are all proud of.

Sincerely,

Arnulfo Manriquez
President & CEO