

Martinez, Ruben

From: Daviel Shy <davielshy@gmail.com>
Sent: Saturday, March 28, 2020 1:56 PM
To: Public Comment
Subject: Rent Suspension NOW

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

Dear Mayor and Members of City Council,

Greetings, I am a resident of Pasadena. I write regarding the dangerous situation for tenants in our community during the COVID-19 pandemic. I applaud you all for passing the recent eviction moratorium in response to the public health crisis. Unfortunately, however, tenants in Pasadena remain extremely vulnerable. Unless we act boldly, we will see unprecedented mass eviction, displacement and homelessness in our city.

Even with the new eviction moratorium in place, thousands of tenants who have lost all income during this period will likely face staggering debt when they are forced to pay months of back-rent at the conclusion of the state of emergency. In other words, the new ordinance is simply deferring the economic fallout. Furthermore, in addition to ongoing just-cause evictions, any tenants who cannot prove loss of income due to COVID-19 may face eviction during the pandemic. We cannot allow for our neighbors to be kicked out of their homes in the middle of a major public health crisis.

I am a freelancer and all of my jobs and gigs have been canceled for the safety of all. But the burden of this order falls to the individual. This is a collective crisis and we need a collective solution.

I urge you to swiftly enact:

1. A moratorium on all evictions and utility shutoffs.
2. A total suspension of rent payments during the state of emergency.

These are unprecedented times, and bold measures are needed to ensure even the most basic well-being of our population. There is no reason that the MOST vulnerable of the population should have to shoulder the burden of this crisis. Do the right thing. I thank you in advance for your brave support of Pasadena's tenants.

Respectfully,

Daviel Shy

--

ph: 773.816.4594

[IMDB](#)

www.davielshy.com

Martinez, Ruben

From: Charles Xu <chxu616@gmail.com>
Sent: Saturday, March 28, 2020 2:13 PM
To: Public Comment
Subject: Public comment on agenda item 24 (eviction moratorium): rent suspension NOW!

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Dear Mayor and Members of City Council,

Greetings, I am a resident of Pasadena council district 7, a graduate student at Caltech, and an organizer with the Pasadena Tenants Union. I write regarding the dangerous situation for tenants in our community during the COVID-19 pandemic. I applaud you all for passing the recent eviction moratorium in response to the public health crisis. Unfortunately, however, tenants in Pasadena remain extremely vulnerable. Unless we act boldly, we will see unprecedented mass eviction, displacement and homelessness in our city.

Even with the new eviction moratorium in place, thousands of tenants who have lost all income during this period will likely face staggering debt when they are forced to pay months of back-rent at the conclusion of the state of emergency. In other words, the new ordinance is simply deferring the economic fallout. Furthermore, in addition to ongoing just-cause evictions, any tenants who cannot prove loss of income due to COVID-19 may face eviction during the pandemic. We cannot allow for our neighbors to be kicked out of their homes in the middle of a major public health crisis.

I urge you to swiftly enact:

1. A moratorium on all evictions and utility shutoffs.
2. A total suspension of rent payments during the state of emergency.

These are unprecedented times, and bold measures are needed to ensure even the most basic well-being of our population. I thank you in advance for your brave support of Pasadena's tenants.

Respectfully,
Charles Xu

Martinez, Ruben

From: Roman Corfas <roman.corfas@gmail.com>
Sent: Saturday, March 28, 2020 2:53 PM
To: Public Comment
Subject: Rent Suspension NOW

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Dear Mayor and Members of City Council,

Greetings, I am a resident of Pasadena. I write regarding the dangerous situation for tenants in our community during the COVID-19 pandemic. I applaud you all for passing the recent eviction moratorium in response to the public health crisis. Unfortunately, however, tenants in Pasadena remain extremely vulnerable. Unless we act boldly, we will see unprecedented mass eviction, displacement and homelessness in our city.

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I urge you to swiftly enact:

1. A moratorium on all evictions and utility shutoffs.
2. A total suspension of rent payments during the state of emergency.

These are unprecedented times, and bold measures are needed to ensure even the most basic well-being of our population. I thank you in advance for your brave support of Pasadena's tenants.

Respectfully,
Román Corfas
135 S Holliston Ave

Martinez, Ruben

From: Mark Flour <markflour@gmail.com>
Sent: Saturday, March 28, 2020 4:08 PM
To: Public Comment
Subject: Rent Suspension NOW

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Dear Mayor and Members of City Council,

I work as security and i'm certain my company will not pay me if I get sick. I fear getting sick. Please help.

I am a resident of Pasadena. I write regarding the dangerous situation for tenants in our community during the COVID-19 pandemic. I applaud you all for passing the recent eviction moratorium in response to the public health crisis. Unfortunately, however, tenants in Pasadena remain extremely vulnerable. Unless we act boldly, we will see unprecedented mass eviction, displacement and homelessness in our city.

Even with the new eviction moratorium in place, thousands of tenants who have lost all income during this period will likely face staggering debt when they are forced to pay months of back-rent at the conclusion of the state of emergency. In other words, the new ordinance is simply deferring the economic fallout. Furthermore, in addition to ongoing just-cause evictions, any tenants who cannot prove loss of income due to COVID-19 may face eviction during the pandemic. We cannot allow for our neighbors to be kicked out of their homes in the middle of a major public health crisis.

I urge you to swiftly enact:

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2. A total suspension of rent payments during the state of emergency.

These are unprecedented times, and bold measures are needed to ensure even the most basic well-being of our population. I thank you in advance for your brave support of Pasadena's tenants.

Respectfully,

Mark Flournoy

Martinez, Ruben

From: jams.zeigler@gmail.com
Sent: Saturday, March 28, 2020 7:45 PM
To: Public Comment
Subject: Help the citizens of Pasadena

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

Dear Mayor and Members of City Council,

COVID-19 has caused the entire world to shut-down. The economic devastation that is sure to follow the pandemic (whenever that may be), must be addressed appropriately and NOW. The fallout from massive unemployment is going to have far reaching effects on not just the residents of Pasadena, but worldwide. We are forced to rely on the determination of a small council to do what is best for residents of Pasadena, and what we see is that those deciding members do not seem to care about the renters and residents who voted them into their positions.

Residents are clearly demanding enactment of the social safety-nets that should exist for all workers. It has become increasingly clear that the means for that social safety-net exist, but the people who wield the power to make it a reality, have prioritized something else above the needs of the people.

An agreement between big-banks and the powers-that-be have 'graciously' agreed to allow homeowners to 'defer' 3 months of mortgage payments, extending the loan an additional 3 months, accruing interest (falling well short of the needs of people, but certainly within the needs of a few big-banks). This is supposed to 'trickle-down', but we all should know the results of 'trickle-down'. Renters must be provided protection, by full forgiveness of due rent during this crisis. This same should be done for homeowners as well, not deferment, forgiveness! Suspend ALL debts. In 2008 the wrong bail-out was made, and now, ironically with many of the same people in powerful decision making positions, another opportunity to do right by the working class arises out of crisis.

Hopefully the council finds their senses and provides for the following demands:

- A moratorium on all evictions and utility shutoffs
- A total suspension of rent payments during the pandemic
- Suspension of all financial debts
- Non termination of utilities (this includes classifying internet as a utility)

James Zeigler

Martinez, Ruben

From: Brynn Holbrook <brynnntoo@gmail.com>
Sent: Sunday, March 29, 2020 9:59 AM
To: Public Comment
Subject: Rent Suspension NOW

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Dear Mayor and Members of City Council,

Greetings, I am a resident of Pasadena. I write regarding the dangerous situation for tenants in our community during the COVID-19 pandemic. I applaud you all for passing the recent eviction moratorium in response to the public health crisis. Unfortunately, however, tenants in Pasadena remain extremely vulnerable. Unless we act boldly, we will see unprecedented mass eviction, displacement and homelessness in our city.

Even with the new eviction moratorium in place, thousands of tenants who have lost all income during this period will likely face staggering debt when they are forced to pay months of back-rent at the conclusion of the state of emergency. In other words, the new ordinance is simply deferring the economic fallout. Furthermore, in addition to ongoing just-cause evictions, any tenants who cannot prove loss of income due to COVID-19 may face eviction during the pandemic. We cannot allow for our neighbors to be kicked out of their homes in the middle of a major public health crisis.

I urge you to swiftly enact:

1. A moratorium on all evictions and utility shutoffs.
2. A total suspension of rent payments during the state of emergency.

These are unprecedented times, and bold measures are needed to ensure even the most basic well-being of our population. I thank you in advance for your brave support of Pasadena's tenants.

Respectfully,
Brynn Holbrook

Martinez, Ruben

From: Steven Wood <stewood23@gmail.com>
Sent: Sunday, March 29, 2020 10:08 AM
To: Public Comment
Subject: Rent suspension

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Dear Mayor and Members of City Council,

Greetings, I am a resident of Pasadena. I write regarding the dangerous situation for tenants in our community during the COVID-19 pandemic. I applaud you all for passing the recent eviction moratorium in response to the public health crisis. Unfortunately, however, tenants in Pasadena remain extremely vulnerable. Unless we act boldly, we will see unprecedented mass eviction, displacement and homelessness in our city.

Even with the new eviction moratorium in place, thousands of tenants who have lost all income during this period will likely face staggering debt when they are forced to pay months of back-rent at the conclusion of the state of emergency. In other words, the new ordinance is simply deferring the economic fallout. Furthermore, in addition to ongoing just-cause evictions, any tenants who cannot prove loss of income due to COVID-19 may face eviction during the pandemic. We cannot allow for our neighbors to be kicked out of their homes in the middle of a major public health crisis.

I urge you to swiftly enact:

1. A moratorium on all evictions and utility shutoffs.
2. A total suspension of rent payments during the state of emergency.

These are unprecedented times, and bold measures are needed to ensure even the most basic well-being of our population. I thank you in advance for your brave support of Pasadena's tenants.

Respectfully,

Steven Wood

--

-Steven Wood

Martinez, Ruben

From: Amia Yokoyama <ayokoyama@calarts.edu>
Sent: Sunday, March 29, 2020 12:19 PM
To: Public Comment
Subject: Rent Suspension NOW

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Dear Mayor and Members of City Council,

Greetings, I am a resident of Pasadena. I am an educator and work for numerous non-profit arts organizations that provide free afterschool arts programming for local youth within the community. I also work freelance in film and animation. In the wake of Covid-19 almost all of my jobs and income has been suspended. My financial future started looking very scary very quickly.

I write regarding the dangerous situation for tenants in our community during the COVID-19 pandemic. I applaud you all for passing the recent eviction moratorium in response to the public health crisis. Unfortunately, however, tenants in Pasadena remain extremely vulnerable. Unless we act boldly, we will see unprecedented mass eviction, displacement and homelessness in our city.

Even with the new eviction moratorium in place, thousands of tenants who have lost all income during this period will likely face staggering debt when they are forced to pay months of back-rent at the conclusion of the state of emergency. In other words, the new ordinance is simply deferring the economic fallout. Furthermore, in addition to ongoing just-cause evictions, any tenants who cannot prove loss of income due to COVID-19 may face eviction during the pandemic. We cannot allow for our neighbors to be kicked out of their homes in the middle of a major public health crisis.

I urge you to swiftly enact:

1. A moratorium on all evictions and utility shutoffs.
2. A total suspension of rent payments during the state of emergency.

These are unprecedented times, and bold measures are needed to ensure even the most basic well-being of our population. I thank you in advance for your brave support of Pasadena's tenants.

Respectfully,

Amia Yokoyama

Martinez, Ruben

From: Lucy B <lvblagg@gmail.com>
Sent: Sunday, March 29, 2020 5:08 PM
To: Public Comment
Subject: Rent Suspension

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

Dear Mayor and Members of City Council,

Greetings, my name is Lucy Blagg and I am a resident of Pasadena. I write regarding the dangerous situation for tenants in our community during the COVID-19 pandemic. I applaud you all for passing the recent eviction moratorium in response to the public health crisis. Unfortunately, however, tenants in Pasadena remain extremely vulnerable. Unless we act boldly, we will see unprecedented mass eviction, displacement and homelessness in our city.

I have two part-time jobs in education, one with a tutoring company and another with an educational non-profit based in Pasadena. After graduating from a Master's program last May, I spent months applying for full-time work, and eventually took these two part-time jobs as I continued to look for a full-time position in the field of education. The COVID-19 outbreak has severely impeded my job search, and has led the non-profit I work for to reduce my hours. As both of my jobs are part-time positions, I have very little job security. I feel lucky that I have been able to work from home, and that for now I am able to make my rent. I acknowledge and am grateful for all that I have. I also know that the future is uncertain, and that the organizations I work for have the capacity to terminate my positions at any time. I know there are many residents of Pasadena who are in similar positions, or are less fortunate, and have not been able to work during this crisis.

Even with the new eviction moratorium in place, thousands of tenants who have lost all income during this period will likely face staggering debt when they are forced to pay months of back-rent at the conclusion of the state of emergency. In other words, the new ordinance is simply deferring the economic fallout. Furthermore, in addition to ongoing just-cause evictions, any tenants who cannot prove loss of income due to COVID-19 may face eviction during the pandemic. We cannot allow for our neighbors to be kicked out of their homes in the middle of a major public health crisis.

I urge you to swiftly enact:

1. A moratorium on all evictions and utility shutoffs.
2. A total suspension of rent payments during the state of emergency.

These are unprecedented times, and bold measures are needed to ensure even the most basic well-being of our population. I thank you in advance for your brave support of Pasadena's tenants.

Respectfully,
Lucy Blagg

Martinez, Ruben

From: Jochen Strack <jochenstrack@me.com>
Sent: Monday, March 30, 2020 6:48 AM
To: Public Comment
Subject: Rent suspension now

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Dear Mayor and Members of City Council,

Greetings, I am a resident of Pasadena. I write regarding the dangerous situation for tenants in our community during the COVID-19 pandemic. I applaud you all for passing the recent eviction moratorium in response to the public health crisis. Unfortunately, however, tenants in Pasadena remain extremely vulnerable. Unless we act boldly, we will see unprecedented mass eviction, displacement and homelessness in our city.

Even with the new eviction moratorium in place, thousands of tenants who have lost all income during this period will likely face staggering debt when they are forced to pay months of back-rent at the conclusion of the state of emergency. In other words, the new ordinance is simply deferring the economic fallout. Furthermore, in addition to ongoing just-cause evictions, any tenants who cannot prove loss of income due to COVID-19 may face eviction during the pandemic. We cannot allow for our neighbors to be kicked out of their homes in the middle of a major public health crisis.

I urge you to swiftly enact:

1. A moratorium on all evictions and utility shutoffs.
2. A total suspension of rent payments during the state of emergency.

These are unprecedented times, and bold measures are needed to ensure even the most basic well-being of our population. I thank you in advance for your brave support of Pasadena's tenants.

Respectfully,

Jochen strack
Pasadena, ca 91101

03/30/2020
Item 22

Martinez, Ruben

From: Dan Huynh <bleuroses@gmail.com>
Sent: Monday, March 30, 2020 8:18 AM
To: Public Comment
Subject: Protect Renters: Suspend Rent Payments

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Dear Mayor and Members of City Council,

Greetings, I am a resident of Pasadena and previously displaced by a landlord who wanted to increase my rent \$1000. I am extremely concerned for the tenants in our community during the COVID-19 pandemic because I have experienced and witnessed the fallout of being forced to move. It places so much stress on families and during this unprecedented time, I can't imagine the anxiety it creates. I applaud you all for passing the recent eviction moratorium in response to the public health crisis. Unfortunately, however, tenants in Pasadena remain extremely vulnerable. Unless we act boldly, we will see unprecedented mass eviction, displacement and homelessness in our city.

Even with the new eviction moratorium in place, thousands of tenants who have lost all income during this period will likely face staggering debt when they are forced to pay months of back-rent at the conclusion of the state of emergency. In other words, the new ordinance is simply deferring the economic fallout. Furthermore, in addition to ongoing just-cause evictions, any tenants who cannot prove loss of income due to COVID-19 may face eviction during the pandemic. We cannot allow for our neighbors to be kicked out of their homes in the middle of a major public health crisis.

I urge you to swiftly enact:

1. A moratorium on all evictions and utility shutoffs.
2. A total suspension of rent payments during the state of emergency.

These are unprecedented times, and bold measures are needed to ensure even the most basic well-being of our population. I thank you in advance for your brave support of Pasadena's tenants.

Respectfully,
Dan
91101

Iraheta, Alba

From: Aaron Markowitz <markowitza25@gmail.com> on behalf of Aaron Markowitz <aaron.g.markowitz@gmail.com>
Sent: Monday, March 30, 2020 10:27 AM
To: Public Comment
Subject: Rent Suspension NOW

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Dear Mayor and Members of City Council,

I am a Pasadena resident in district 1 (councilmember Hampton). I'm writing to call attention to the dangerously precarious position of tenants in our community during the COVID 19 pandemic. Thank you for passing an eviction moratorium, but the tenants in Pasadena remain vulnerable. Unless you act swiftly, we will see unprecedented mass eviction, displacement, and homelessness in our city.

Even with the new eviction moratorium, thousands of tenants who have lost income due to COVID will likely face staggering debt when they are forced to pay months of back-rent after this state of emergency. The new ordinance is just delaying the inevitable economic fallout. Further, the measures from both California and Pasadena require proof of lost income due to COVID 19. This means the current measures do nothing to stop the already high rate of evictions and rent hikes in Pasadena.

We cannot allow our neighbors to be kicked out of their homes in the middle of a major public health crisis.

I urge you to pass immediately:

1. A moratorium on all evictions and utility shutoffs
2. A total suspension of rent payments during the state of emergency

Landlords should not be afforded more protections for their investments than tenants are afforded for their homes. "Mom and Pop" landlords, whether homeowners or renters in Pasadena, should be protected from losing their homes through rent and mortgage suspensions just like the rest of us. But in this national emergency, it's simply wrong for landlords to continue collecting profits from soured investments, endangering life and public health in the process.

Thank you for your support of Pasadena's tenants.

Wishing you health and safety,

Aaron



Jomsky, Mark

From: Juliana Serrano <JSerrano@allsaints-pas.org>
Sent: Friday, March 27, 2020 3:45 PM
To: Tornek, Terry; McAustin, Margaret; Kennedy, John; Hampton, Tyron; Masuda, Gene; Wilson, Andy; Gordo, Victor; Madison, Steve
Cc: Mermell, Steve; Jomsky, Mark; Bagneris, Michele; publiccomment@cityofpasadena.net.
Subject: Comment on Eviction Moratorium

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Dear Honorable Mayor Tornek and Members of the Pasadena City Council,

At the Special Meeting of the Pasadena City Council on March 17th, I was pleased to see that you were able to take critical action to protect residential tenants living in Pasadena during this COVID-19 state of emergency. By enacting a resolution, securing the eventual acceptance of an uncodified ordinance for a moratorium on evictions, you guaranteed renters can stay in their homes during a period in time when housing is crucial to the safety and health of individuals, families, and our wider community.

During the Council's discussion of the eviction moratorium, an amendment was offered to the City Attorney and was accepted by the entire council. The amendment was to remove the language in the ordinance that placed a burden of proof on tenants experiencing financial hardship as a result of COVID-19. Section 4. A (1) which stated "for non-payment of rent if the tenant demonstrates that the tenant is unable to pay rent due to...." was requested to be changed and read "for non-payment of rent if the tenant declares that the tenant is unable to pay rent due to...".

The edited version of the ordinance now states "for non-payment of rent if the tenant is unable to pay rent due to financial impacts related to COVID-19." While this section does not include the word "declares," I do believe the current edit maintains the spirit of the intent of the amendment, which is to ensure that tenants do not have to provide proof or demonstrate to their landlord that they are unable to pay their rent during this pandemic.

However, Section 5 of the ordinance requests that tenants provide "documentation to support the claim." This request places a burden of proof on tenants and is problematic. As I shared during my public comments at the Special Meeting, and as I recall was addressed by Councilmember Madison (who offered the amendment), proof to support a claim can be subjective. Requesting that tenants provide landlords with documentation to support their claim, places too much discretion in the hands of landlords who may determine that the documents provided to them fail to demonstrate detrimental financial impacts related to COVID-19. Section 5 merely states "any medical or financial information." Without specificity, landlords are easily empowered to move forward with eviction processes should they desire to do so. Keeping the language in the eviction moratorium ordinance that places the burden of proof on tenants, actually weakens the ordinance, and will only create more stress and anxiety on tenants who are vulnerable during the state of emergency.

I also want share another concern. It is in regards to Section 4. A (2) which states that "For residential properties, no landlord shall endeavor to evict a tenant for a no-fault eviction unless necessary for the health and safety of tenants, neighbors, or the landlord." The City must be vigilant and support residents who contract COVID-19 and are healing at home, and prevent eviction attempts on the basis that there is a perceived threat to the health and safety of tenants, neighbors or the landlord, by landlords. In the height of the U.S. HIV/AIDS epidemic in the 1980s and 1990s, the fear of contagion resulted in housing discrimination against many people who were suffering from the virus and syndrome. In response, several laws were passed to protect infected tenants and massive efforts to focus housing opportunities for members of this community were established. I would hate to see our nation experience this same type of housing

discrimination once again. I want to urge that the City of Pasadena makes certain that those residents who contract COVID-19 are protected from possible eviction by landlords.

Thank you all for your continued efforts to make our great City safe for all who live, work and play here. Thank you especially for taking action to protect the most vulnerable in our community.

Sincerely,

Juliana

Juliana Serrano

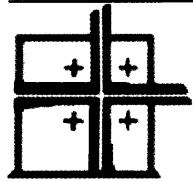
She; Her; Hers

Senior Associate

Peace & Justice and

Office for Creative Connections

All Saints Church



132 N. Euclid Ave.

Pasadena, CA 91101-1796

This email has been scanned by the Symantec Email Security.cloud service.

Jomsky, Mark

From: Areta Crowell <acrowell13@sbcglobal.net>
Sent: Sunday, March 29, 2020 3:15 PM
To: Jomsky, Mark
Subject: Eviction Moratorium -Agenda Item 24

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

Dear Mayor and City Council members

As a homeowner who is proud of all that Pasadena has done to reduce homelessness I applaud your intent to prevent evictions in this time of crisis. That reflects the leadership which Pasadena has shown in making this an inclusive community of which we can all be proud. Unfortunately the extent of the economic impact of the Covid-19 pandemic appears to be growing almost exponentially. Accordingly I believe the intent of the Council to prevent homelessness will be better realized if the extension for repayment is made greater than 6 months. A person who is living paycheck to paycheck would have a hard time to repay in 6 months even if they are re-hired in 2 months, which cannot be expected for most who will be affected and need this relief.

I thank you for caring about all Pasadena residents and making this eviction prevention a high priority. I hope you will amend the proposed ordinance to make the payback time 12 months rather than 6.

Sincerely,

Areta Crowell, Ph.D.

1115 Cordova St., #403 Pasadena CA 91106
213-220-7000

Sent from Mail for Windows 10

Jomsky, Mark

From: Elbert Newton <elbertwalkernewton@yahoo.com>
Sent: Monday, March 30, 2020 9:44 AM
To: Jomsky, Mark; Kennedy, John
Subject: rent suspension

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

Dear City Council,

Thank you for passing an eviction moratorium. The crisis is so severe, however, that we need a rent suspension. An eviction moratorium will only delay the economic fallout of this crisis.

While this may seem "radical," the fact is that we are in an unprecedented crisis where extreme measures need to be taken to avoid the economic collapse of our system. If we allow thousands of renters to fall into great debt, and therefore poverty, we will create a dangerous economic situation.

I also believe that property rights should not supersede human rights and well-being. We should not allow our minds to be held so captive to the idea of property rights that we simply allow people to suffer who have no viable choices. I know that in many ways we have been doing this as a society, but maybe this is the time to turn that around, when it involves so many people this time.

Pasadena can set an example for the state and for the world.

Respectfully,

Bert Newton
551 N. Madison Ave.
Pasadena, CA 91101
(John Kennedy's district)

Iraheta, Alba

From: Anthony Manousos <interfaithquaker@aol.com>
Sent: Monday, March 30, 2020 11:21 AM
To: Tornek, Terry; Hampton, Tyron; McAustin, Margaret; Masuda, Gene; Madison, Steve; Gordo, Victor; Jomsky, Mark; Public Comment
Subject: Eviction moratorium: increase payback to one year

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Dear Mayor and City Council members,

As a homeowner who has lived in Northwest Pasadena for eight years, I feel fortunate to own a home in this beautiful city, like all of you, but I am concerned about those less fortunate, namely, renters who are at risk of being evicted because they have lost their job or income because of the Covid 10 virus, or have to stay home to take care of their kids. I want to thank you for protecting tenants from eviction in the past and for the current ordinance that would protect tenants from eviction during this emergency.

While I support this ordinance in principle, I feel that it needs to be strengthened so that tenants have a year to pay back rents that they can't afford because of this emergency. We don't know how long this state of emergency will last and people will be out of work. We do know that those who are low and very low-income working in the service sector are going to suffer the most. They will have a hard time repaying rent and need extra time to do so.

Let's do the numbers. Suppose tenants paying \$2500 lose 50% of their income due to the Covid 19 pandemic and can pay only half of rent during that period. That would be \$3750 that would have to be paid back over a six month period, according to the current ordinance. That means paying back **\$625 per month**--the equivalent of a **25% rent increase**.

It is virtually certain that most low-income renters would end up being evicted during this six month pay back period. **The current ordinance merely postpones, it doesn't prevent evictions.**

On the other hand, if renters had a year to pay back, they would have to pay \$312 extra per month--a 12% increase. This would be a huge hardship for most low-income renters but would probably result in far fewer evictions.

What about the landlords? What would they lose by the delay? If they put that \$3750 in the bank or the stock market, they wouldn't make much if any return on investment. So landlords would lose little and tenants gain much by extending the pay back period to one year.

I hope you will take these figures into account since the lives and well being of our most vulnerable residents will be affected by the decision you make today.

Yours in friendship and peace,

Anthony Manousos
1628 N Garfield Ave Pasadena CA 91104
626-375-1423
interfaithquaker@aol.com

Blog: <http://laquaker.blogspot.com/>

"Common folk, not statesmen, nor generals, nor great men of affairs, but just simple men and women, if they devote themselves ... can do something to build a better peaceful world."--Henry Cadbury, 1947"

The humble, meek, merciful, just, pious, and devout souls are everywhere of one religion; and when death has taken off the mask, they will know one another, though the liveries they wear here make them strangers."--William Penn.

**MENTAL HEALTH
ADVOCACY
SERVICES**

3255 Wilshire Blvd., Suite 902
Los Angeles, CA 90010
Phone 213-389-2077 Fax 213-389-2595
www.mhas-la.org

A nonprofit organization protecting and advancing the legal rights of people with mental disabilities.

RECEIVED

2020 MAR 30 PM 12:4

CITY CLERK
CITY OF PASADENA

March 30, 2020

TO: publiccomment@cityofpasadena.net

SUBJECT: Eviction Moratorium Needed NOW

Dear Mayor and Members of City Council:

Mental Health Advocacy Services, Inc. (MHAS) is writing to express its strong support for a full moratorium on evictions during the Covid-19 state of emergency. As landlords receive mortgage relief, we also urge that rent should be forgiven, reducing the need for complicated back rent payment arrangements. But to the extent back rent must be repaid, back rent should be treated as traditional consumer debt, not as rent due¹.

MHAS provides free legal services to people with mental health disabilities, including tenants in the City of Pasadena. We applaud you for passing the recent eviction protections in response to the public health crisis. Unfortunately, however, tenants in Pasadena, including those who are elderly and/or have disabilities, remain extremely vulnerable. Unless you act boldly, we will see unprecedented mass eviction, displacement and homelessness in Pasadena.

Our clients at MHAS often live on very limited incomes, including minimum wage jobs, veterans' pensions, disability benefits and social security. They spend every nearly every dollar they receive in an attempt to meet basic needs like food and shelter. For our client population, the loss of a job – estimates suggest that some 30% of American workers could lose their jobs amidst the Covid-19 crisis – will mean that they are literally unable to pay rent. As you may be aware, low-wage service and hospitality workers, as well as gig workers, have been some of the first and hardest hit financial victims of the Covid-19 emergency.

The current eviction moratorium, while a positive start, is inadequate to meet the scale of the current crisis. It requires tenants to prove that they cannot pay rent for Covid-19-related reasons. As you are aware, testing for Covid-19 in Los Angeles County has been woefully inadequate. As of today, there is no publicly available means for a citizen of Los Angeles County who thinks they have Covid-19 to be tested, unless they are sick enough to be hospitalized or are elderly or have chronic health conditions. In other words, most people who have Covid-19, and need to self-isolate at home (as government authorities recommend), putting themselves at grave risk of job loss, have no way to prove that their loss of income is Covid-19 related. In addition, many gig economy workers lack the ability to obtain paperwork proving that their loss or reduction in income is Covid-19 related. Forcing tenants to prove a Covid-19 connection to their financial

¹ This small, but important clarification will allow rent to be collected through standard consumer debt collection practices, but not be the grounds for eviction, preventing the potential for mass evictions at the end of the payment period.

MENTAL HEALTH ADVOCACY SERVICES

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A nonprofit organization protecting and advancing the legal rights of people with mental disabilities.

struggles, when many, through no fault of their own, lack the evidence to do so, will mean that tenants deserving of eviction relief will instead find themselves homeless. We cannot allow for our neighbors to be kicked out of their homes in the middle of a major public health crisis.

For people too disabled to work, the Social Security Administration is no longer accepting disability benefit applications in in-person at field offices. Instead, applicants must apply online, which is prohibitive for many seniors and people with disabilities. Only those with who have terminal illnesses, are wounded warriors, or qualify for compassionate allowance for the most dire conditions may speak to Social Security Administration representative on the phone for help with the complicated benefit application. In other words, due to Covid-19-related changes in Social Security disability application policies, many people with severe disabilities who qualify for Social Security disability payments will be unable to obtain the benefit for the foreseeable future and are likely to be left penniless.

Given the dire financial straits that many Pasadena residents find themselves in, or are likely to find themselves in over the coming months, it is imperative that Pasadena pass a comprehensive eviction moratorium to assure that residents without income do not become homeless as well in the midst of a global pandemic.

Moreover, the relationship should be presumed because anything else is likely to incentivize people to continue working outside of the home, risking spread of the infection. Specifically, consider that the U.S. Centers for Disease Control (CDC) is recommending that people who exhibit any symptoms should stay at home. At the same time, the CDC discourages medical professionals from testing everyone with symptoms. If someone with mild symptoms loses income because they act responsibly by following the CDC's advice and stay at home, but they never exhibit symptoms that are serious enough to get tested, they would be unable to document the impact of COVID-19. They would be penalized for acting responsibly. The way the current affirmative defense is structured will cause people with symptoms to continue to go to work until their symptoms are serious enough to warrant testing. This is the opposite of physical distancing. The City should not adopt policies that discourage people from practicing proper public health measures or penalize anyone who did.

In addition, the current ordinance does not protect tenants evicted because of unauthorized occupants and/or pets, breach of lease covenants, or due to nuisance complaints, such as noise caused by children who are now home after the closure of schools, or no-fault evictions when an occupant is not ill or under quarantine. Yet, individuals and households evicted under these grounds would still be put at grave risk in this current pandemic if they were to lose their home.

We need to prevent all evictions during this emergency, including evictions based on failure to pay rent; breach of lease covenants; unauthorized occupants and/or pets; nuisance and all no-fault evictions without conditions. The police power grants this authority, and other cities, such

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as Oakland and Culver City, have already enacted broad eviction moratoria that do not require tenants to go to court and prove they cannot pay their rent due to Covid-19.

In the words of Culver City Council Member Daniel Lee, who voted for Culver City's broad eviction moratorium:

"I think in the context of this type of emergency and the fact that it is a pandemic and a public health crisis, I think we need to do as much as we can to make sure that people have the physical ability to stay in their homes...[especially given] the sheer amount of information that we don't know definitely about Covid-19, particularly in the context of how people who are affected can have zero symptoms at all but yet affect and kill other people. I think that speaks to a need for an abundance of caution from a public health perspective and doing as much as can to make sure that people aren't out in the street and have the ability to stay home."

We urge you to follow in the steps of Culver City and pass a comprehensive eviction moratorium today. If you do so, you will literally be saving the lives of your constituents.

Sincerely,

Naomi Sultan
Supervising Attorney

Jenny Farrell
Executive Director

Iraheta, Alba

From: Allison Henry <beowulfscot@yahoo.com>
Sent: Monday, March 30, 2020 12:09 PM
To: Tornek, Terry; Hampton, Tyron; McAustin, Margaret; Masuda, Gene; Madison, Steve; Gordo, Victor; Jomsky, Mark; Public Comment; Kennedy, John
Subject: Comments on 3-30 Meeting Agenda Item 24

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Dear Council and Mayor,

Thank you for taking this important topic so seriously. COVID19 has become such a large event, we are still uncertain how much darkness will be created in its unfolding. I know that equity and fairness are principals you try to use to guide decisions. May I add: retaining community and stability. For those reasons, please make this moratorium as strong yet flexible for tenants as you can.

Pasadena Tenants Union asks for a rent suspension. May we work together to find funding sources/partners/policies that can show tenants the same forbearance as property owners? The school district can take no further attrition. The workers of Pasadena don't need additional economic weights. The business community will need local residents back when it is safe, and there need to be residents here to do that. This is a tenant majority city, we spend a lot of money here.

Additionally regarding the proposed language: please remove reference to health info from section 5. This invasion of privacy violates HIPA, but also erases a substantial amount of the tenant's privacy. Our entire country has shut down, needing to provide any documentation is burdensome and we know from the Tenant Protection Ordinance, a workload we don't want for the city or tenant. Tenants were not always to easily avail of TPO payments, landlord pushback cost the city time. Also, the assumption that tenants want to exploit this situation to not pay rent is cruel and unfair. Tenants don't want to be in any more of bind with their landlord than necessary. Tenants prefer to have agency and power, and those are not achieved if there is a sense of an unfair debt. But, mortgage holders are getting some relief, this is your chance to do something for tenants. This is your chance to exert local control and listen to your community.

If rent can't be suspended, then allow a year to repay. This gives the tenant time to try to figure out an economic path after this is over, and allows tenant the chance to avail of funding/support from the various agencies that have begun to release funding.

As a college student at UC Riverside, I studied the 14th century Black Death for a thesis. One thing I learned about what how community disintegrated, and how community was retained. For example, in some places the illness was seen as a punishment and compromised a humane and stable response. I hope this is not our Black Death, but the lessons are still relevant. For most tenants, life was a tight before COVID. Show us we are all in this together. We need to retain community, not lose it.

Thank you for your work.

Sincerely,

Allison Henry

Everyone In LA

Pasadena Tenants Union

Pasadena Tenants Justice Coalition