

MARSHA V. ROOD
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via Mark Jomsky at mjomsky@cityofpasadena.net
officialrecords-cityclerk@cityofpasadena.net

RECEIVED
MAY 4 AM 8 20
CITY CLERK
CITY OF PASADENA

May 4, 2020

City Council
City of Pasadena
100 N. Garfield Avenue
Pasadena, CA 91101

Subject: Agenda Item #16, May 4, 2020; City Council Public Hearing; "CONDUCT FIRST READING OF AN ORDINANCE SUPERSEDING UNCODIFIED ORDINANCE NO. 7359 AND ADDING A NEW CHAPTER 9.76 OF THE PASADENA MUNICIPAL CODE ENTITLED "COVID-19 EVICTION MORATORIUM"

Dear Mayor Tornek and Honorable Councilmembers:

Through no fault of their own, families and individuals are being forced out of their homes because of the economic crisis. This is of deep concern to many in the Pasadena community. It is clear that housing *people in place* would reduce the need for the City, non-profits and other governmental agencies to locate housing for now-housed tenants.

The proposed revision to the City's Eviction Moratorium, among other provisions, provides renters twelve (12) months instead of six (6) months after the local emergency ends to pay any back any rent due. This will help more tenants stay in their homes by avoiding eviction, a significant cause of homelessness. I support the City's adoption of the Los Angeles County's amended Moratorium language which includes a temporary rent freeze for 12 months and allows tenants to *"self-certify their inability to pay rent, and landlords must accept this as sufficient notice."*

The expected economic impacts of the City's Evictions Moratorium on "mom and pop" landlords also is of concern. In view of these impacts, I respectfully suggest that the City convene an *ad hoc* group representing: (1) "mom and pop" landlords; (2) tenants, both commercial and residential; (3) non-profit entities who are addressing the needs of the homeless population; (4) banks, (5) other relevant parties. My hope is that this group will gain a better understanding of the issues from different perspectives and develop creative strategies to address these critical concerns and issues.

Thank you for considering my support of the proposed action and of my suggestion for an *ad hoc* group of relevant parties to address the issues at hand.

Respectfully submitted,

[Marsha Rood]

MARSHA V. ROOD, FAICP

Martinez, Ruben

From: Amara Ononiwu <amarao@lakeave.org>
Sent: Monday, May 04, 2020 8:55 AM
To: Public Comment
Subject: Public Comment - Item 16/17 Eviction Moratorium

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Honorable Mayor and City Council members,

It is with sincere gratitude that I commend you for listening to the concerns of tenants and revising the Eviction Moratorium. The important shift from a six-month repayment to one-year will give a more reasonable timeframe for tenants to recoup lost earnings. Thereby helping more tenants to stay in their homes and avoid eviction (and the often inevitable homelessness that follows).

As someone intimately involved in the fight of homelessness prevention, I fully support the amendments and going further, hope that you will adopt the language of the LA County's amended Moratorium which includes a temporary rent freeze and allows tenants to reasonably "self-certify their inability to pay rent". A productive dialogue between tenant and landlord must be encouraged.

Further strengthening of this moratorium may be necessary as the future unfolds, but for now the amended moratorium is a much needed improvement that will help tenants stay in their homes and allow others who offer rental assistance to maximize the distribution of their funds.

Thank you,
Amara Ononiwu

Sincerely,



Amara Ononiwu
Housing & Homelessness Outreach Coordinator
HR Office: 626.817.4514 •
E-mail: amarao@lakeave.org

Martinez, Ruben

Subject: FW: Help Pasadena's Renters and Rental Property Owners

From: Pete Whan
Sent: Monday, May 4, 2020 10:15:04 AM (UTC-08:00) Pacific Time (US & Canada)
To: cityclerk
Subject: Help Pasadena's Renters and Rental Property Owners

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Dear City Clerk Jomsky,

As the city council discusses the eviction moratorium rules put in place during the COVID-19 crisis, it is important to address how this crisis impacts both renters and rental property owners. During these extraordinary times, please take a balanced approach to helping everyone.

Sincerely,

Pete Whan
251 S Lake Ave Ste 150
Pasadena, CA 91101
petewhan@kw.com

Martinez, Ruben

Subject: FW: Proposed eviction extension & self certifying hardship

From: Brett Furrey <brettfurrey7302@aol.com>

Sent: Monday, May 04, 2020 11:19 AM

To: Morales, Margo <mimorales@cityofpasadena.net>

Subject: Re: Proposed eviction extension & self certifying hardship

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Margo, here you go. Thanks for the follow up!

To Council Member : Margaret Mc Austin

My parents own a rental property in your district. They are very fair with their rents and upkeep their property. What is being proposed would put an undo burden on landlords without any safety net or aid. My parents are counting on you to help housing providers as much as tenants.

Thank You,

Brett Furrey

Sent from my iPhone

05/04/2020
Item 16 & 17

Martinez, Ruben

From: Sonja Berndt <sonja.berndt19@gmail.com>
Sent: Monday, May 04, 2020 11:40 AM
To: Public Comment
Subject: Public Comment for Agenda Item #16 -- City Council Meeting 5/4/2020

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PUBLIC COMMENT FOR PASADENA CITY COUNCIL MEETING -- MAY 4, 2020

PLEASE INCLUDE THIS COMMENT IN THE OFFICIAL RECORD OF THE MEETING

My name is Sonja Berndt and I am a long-time resident of Northeast Pasadena (91107). I urge the Council to approve the proposed COVID-19 Eviction Moratorium, which provides much-needed additional protections for renters than uncodified ordinance 7359. In addition, I urge the Council to consider adding a provision prohibiting rent increases for residential units from 3/4/2020, until the proposed ordinance sunsets and expires. I also encourage the Council to create a rental assistance program to assist renters in repaying accrued rent when the payback period begins. Pasadena's Housing Department advised the Council in its April 20, 2020 report that it was investigating a "back rent assistance program for households with low incomes." I urge the City to set-aside local funds and to lobby the county, state and federal governments to provide additional funds for this purpose. The additional protections and assistance I urge the Council to adopt are critical in order to prevent the number of our unhoused neighbors from rising exponentially. Thank you.

Sonja Berndt

05/04/2020
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Martinez, Ruben

From: Luther Tsinoglou <luther@tsinoglou.com>
Sent: Monday, May 04, 2020 11:48 AM
To: Public Comment; Tornek, Terry; district1; Kennedy, John; McAustin, Margaret; Masuda, Gene; Gordo, Victor; Madison, Steve; Wilson, Andy; Luther Tsinoglou
Subject: PASADENA EVICTION ORDINANCE - MAY 4, 2020 COUNCIL MEETING

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Dear Council Members:

Included below (please see 1-3) are possible alternatives for fairly balancing the interests of property owners and tenants affected by Covid. The urgency in modifying the existing ordinance now which already provides six months before any covid-19 accrued rent is payable should also be carefully considered. State law additionally now prevents any evictions until 90 days after the emergency is lifted. Rather than impose more restrictions now and that will extend for a full year, wouldn't a more prudent course be to see how conditions play out over the next 3-4 months and then consider changes as may be appropriate?

The typical Pasadena owner saved half a lifetime to invest in rental property, relies on the rents for family income or retirement, struggles to maintain the building which could be 100 years old, and treats his or her tenants fairly. Most owners I know, myself included, have long term fixed income elderly tenants with rents that have been held low sometimes to 50% of fair market value. Do the current city ordinances and state orders encourage this or now make owners unwise for having done so?

For a typical owner 95% of all rents must be paid and 0.95 cents of each rent dollar received then goes to property taxes, city licenses and fees, insurance, building maintenance and loan payments to the bank. There is presently only some deferral and no forgiveness to owners if the rents that are paid are insufficient to cover all these expenses which are due and payable every month.

When vacancies increased and rents dropped during the Great Recession of 2008-2010 and the Real Estate Meltdown of 1990-1995, hundreds if not thousands of rental properties in Los Angeles County could no longer be maintained, went into foreclosure, owners were wiped out and tenants were displaced. All of this real estate carnage resulted from economic conditions alone and without further downward push from extensive governmental restrictions on rents and evictions. How likely is a return now to these conditions (or worse) just from the Covid shutdown of the economy? The Great Recession and the Real Estate Meltdown both occurred with LA County unemployment of just 10-12% compared to what is now projected to be higher unemployment through the end of 2021.

Property owners sincerely question if City and State decisionmakers understand the above and the precarious balance between the desire to protect tenants and the financial ability of owners to maintain the rental dwellings in which the tenants reside. If the condition of the economy and/or controls on rents and evictions result in rent revenue dropping below the 95%/0.95 level described above, then the

implosion of Pasadena's rental housing and commercial property will begin with a vengeance. This is already happening just from vacancies that cannot be re-rented due to Covid.

To state the key element again, after all property expenses there is typically a thin amount of "profit" remaining if 95% of all rents have been paid by the tenants. Below these levels rental property deterioration begins and foreclosures follow. If the City of Pasadena does not want to encourage this outcome then a) the basis upon which tenants may withhold rent and b) the time for repayment must be very carefully calibrated to (i) just the tenants that are verifiably impacted by Covid and then (ii) to the amount of rent that reasonably cannot be paid.

The current provisions of the Pasadena Ordinance (let alone the changes that are now being considered) do not do this and in fact encourage tenants to withhold all rent if they believe they have any Covid impact. Removing any financial documentation requirement and allowing tenants to "self-certify" will likely result in at least 30-50% rent withholding and the consequences that will result.

In the real world, it should also be understood that deferral of any repayment obligation until after 6 months (let alone for 12 months) means the aggregate amount of rent withheld will never be repaid.

To be fair to property owners and not inadvertently harm Pasadena's rental housing and commercial property, Pasadena's Ordinance should focus on a) tenants that are verifiably impacted by Covid and b) on the amount of rent that reasonably cannot be paid. A fair plan should include the following:

1. Reasonable determination of the amount of monthly rent that cannot be paid by a tenant due to Covid. This requires a personal financial statement from the tenant showing all current income including Cares Act benefits and all expenses. This could be substantially the same as the standard rental application provided when the tenant first rented the unit. Sample forms for this are in existence and a committee appointed by the City could respond with recommended forms within a few days; and

2. A procedure for mediation followed by binding arbitration could be established for when an owner and tenant disagree as to the appropriate amount of rent to be withheld by the tenant due to Covid. These could be standard procedures already commonly utilized in California real estate and a committee appointed by the City could quickly respond with recommendations.

3. Lastly, what is the rationale for allowing Pasadena residents to only accrue and not pay rent and why should this not extend to all goods and services? A more equitable approach would be for the City to verify the financial condition of Pasadena residents with covid-19 hardships (or accept their self-certification), determine the percentage reduction in income and then pursuant to ordinance provide that certified residents are only required to pay their designated percentage for all goods and services purchased in the City of Pasadena. This would include rent and spread the burden ratably to all vendors, businesses and service providers and not just to property owners. If the City has the power to control rents and private rental property it certainly has the power to control the price for all other goods and services in the City of Pasadena. This would be the fairest thing to do.

The above or something similar would provide *fairness* and *certainty* for both property owners and tenants in a *timely* manner and minimize the likelihood of catastrophic unintended consequences to

Pasadena's rental housing and commercial property. Pasadena looks forward to your reasoned, rational and fair determinations.

Respectfully submitted,

Luther Tsinoglou

--
deasypennerpodley

luther tsinoglou

Probate Property Specialist

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California Apartment Association
Los Angeles County
515 S. Flower Street, 18th Fl.
Los Angeles, CA 90071

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2020 MAY -4 PM 12:01
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5/4/2020

Mayor Tornek & City Council
City of Pasadena
VIA Email

Dear Honorable Mayor and City Council:

On behalf of the California Apartment Association (CAA), I am writing to request that you continue to work closely with housing organizations in these difficult times. CAA understands that the coronavirus outbreak presents a health and financial crisis to all Californians and as an industry we have an important role to play in working with our residents as we get through this.

We are concerned Pasadena does not fully understand the implications and negative consequences of altering its current eviction moratorium ordinance, particularly when rent is unpaid or deferred for an unreasonable amount of time. We ask that you maintain a reasoned approach.

We urge you to consider:

- The deferral period for rent should remain at 6 months. As the crisis continues, there is time to consider extending or reviewing as we move forward; but 12 months at this time is difficult for owners who have major expenses that still require payment such as property tax, mortgage payments, or necessary upgrades.
- A tenant should provide documentation that their loss of income is directly related to the Covid-19 outbreak. The moratorium should only apply to non-payment of rent. All other lease violations should not be included. This is a reasonable request.

Renters facing financial turmoil because of the coronavirus outbreak should not have to worry about keeping a roof over their heads. Housing providers need consideration and relief as well. The expenses and financial obligations have not been relieved for all parties. Let's continue to have a consistent, equitable approach that will help the entire community, including small businesses and housing providers get through this difficult time while maintaining their health, their homes and their financial security. Thank you for your consideration during these uncertain times.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Buck'.

Matthew Buck
California Apartment Association
951.809.4423

05/04/2020
Item 16 & 17

Martinez, Ruben

Subject: FW: Support Responsible Property Owners during COVID 19

From: Lisa Mohr
Sent: Monday, May 4, 2020 12:03:37 PM (UTC-08:00) Pacific Time (US & Canada)
To: cityclerk
Subject: Support Responsible Property Owners during COVID 19

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,

As a property owner outside of Pasadena with rental properties in Pasadena we are counting on you to help housing providers as much as tenants. Extending the rent repayment and eviction moratorium to 12 months and allowing tenants to self certify could have devastating effects for landlords - especially for Mom and Pop owners such as ourselves. We have always offered fair rent in all our properties. As landlords, we are still required to maintain our rental property, pay property taxes, mortgages and insurance. How will we meet our obligations if we don't have our monthly rent? What is being proposed is putting an undo burden on landlords without any safety net or aid for us to survive.

Soon people will be back to work and incomes will be restored. This is happening all over the world. The pandemic will pass and our lives will return to normal. It is simply unfair and I believe immoral for the city to impose such measures on good standing landlords. My husband is unemployed and we are barely making ends meet. We will survive but we count on our rent to keep the properties properly maintained. If one of our renters had a specific situation, we would help that renter. We simply cannot support a blanket "immunity" from paying all rent for the next 12 months for all tenants. Even if someone has COVID 19, most recover within 7-12 days if not sooner.

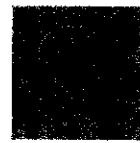
Please do not allow this measure to pass. It will devastate property owners who pay their bills on time, work hard for the collective good and support the Pasadena community.

Thank you.

Lisa Mohr

Lisa Mohr
626-485-6200

APARTMENT ASSOCIATION OF GREATER LOS ANGELES



2020 MAY -4 PM 12: 17

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CITY OF PASADENA

AAGLA

"Great Apartments Start Here!"

Danielle Leidner-Peretz
Director, Government Affairs &
External Relations
danielle@aagla.org

213.384.4131; Ext. 309

May 4, 2020

Via Electronic Mail

Hon. Mayor Tornek and Members of
the Pasadena City Council
Pasadena City Hall
100 North Garfield Avenue
Pasadena, California 91101

Re: Conduct First Reading of an Ordinance Superseding Uncodified Ordinance No.7359 and adding a New Chapter 9.76 of the Pasadena Municipal Code entitled "COVID-19 Eviction Moratorium" (Agenda items 16 and 17)

Dear Hon. Mayor Tornek and Members of the Pasadena City Council:

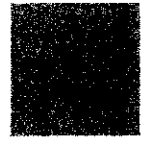
Nearly two months ago, government at every level, took action to protect its citizens during this global and unprecedented pandemic. Government response has been reflective of continual assessment and understanding of the virus and the measures needed to curtail its advancement. Based on lessons learned, as we move towards the next phase and the reopening of non-essential businesses, it remains equally important that we continue to proceed incrementally in recognition of ever-evolving dynamics.

The Apartment Association of Greater Los Angeles (AAGLA) has urged and continues to advocate for the City Council to take a balanced approach in recognition of the detrimental impacts of COVID-19 on both the City's residents and businesses, all of whom need support during this most challenging time. The multifamily rental housing business, much like a multitude of industries, small businesses and the individuals whose livelihood are dependent upon those industries have, through no fault of their own, been adversely affected by COVID-19.

At the May 4th City Council meeting, the Council will consider numerous amendments to the City's temporary eviction moratorium. As the City Council discusses and considers adoption of the ordinance, we urge the Council to consider the concerns and recommendations set forth herein:

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Item 16 & 17



AAGLA

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Extension of Deferred Rent Repayment Period

The proposed ordinance would extend the deferred rent repayment period from six (6) months following the termination of the moratorium to twelve (12) months. As the pandemic continuously evolves, the duration of the emergency is unknown and as a result, the date upon which the repayment period will begin remains unclear. Due to these ever-evolving dynamics, we urge the City Council to maintain the current repayment period and delay consideration of any further extension until the local emergency has been lifted at which time the Council can better evaluate the situation and determine what, if any, extension is needed and appropriate. The longer the repayment period, the greater the likelihood that deferred rent payments will be uncollectable and that the renter will move out of the unit before repayment of the rent obligation; leaving rental housing providers with limited remedies aside from costly litigation.

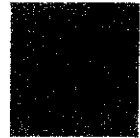
Notwithstanding, if the City Council extends the repayment period to twelve (12) months, we urge the Council to require that renters begin to make repayments of the unpaid rent no later than the beginning of the second six (6) month period, to do otherwise may result in a situation where the renter does not make any repayment until the conclusion of the twelve (12) month period. It is inequitable to mandate interest free loans for a period of over a year on rental housing providers.

Self-Certification of Inability to Pay Rent

The proposed ordinance would require rental housing providers to accept "self-certification as sufficient documentation of a tenant's inability to pay rent due to financial impacts related to COVID-19" with no requirement to provide or retain verifiable documentation to support their inability to pay rent.

To minimize the likelihood of fraud and disputes related to the basis for the non-payment of rent, it is essential that reasonable, verifiable supporting documentation be provided by renters to rental housing providers. Traditionally, government programs that provide financial assistance necessitate the provision of supporting documentation in assessing eligibility, similar requirements should be provided in these circumstances. At minimum, the ordinance should require that renters retain verifiable documentation such as termination notices, payroll checks, or medical bills depending on the individual's circumstances which aligns with Governor Newsom's March 27th Executive Order/Eviction Moratorium N-37-20. Further, if the City establishes a Self-Certification form, as referenced in the proposed ordinance, it should include language specifying that the form is to be signed under penalty of perjury, a requirement contained in other provisions of law.

Additionally, under the Federal "CARES Act," many individuals that have lost jobs or have experienced reductions in work hours may be entitled to significantly greater unemployment benefits, and in some cases up to four (4) months of their full compensation in addition to other direct subsidies for individuals earning less than \$99,000 per year. These Federal subsidies should be a factor in determining an individual's eligibility under the ordinance.



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Additional Prohibitions – Harassment

One of the primary missions of the Apartment Association of Greater Angeles (AAGLA) is to increase professionalism among rental housing providers and to promote compliance with applicable laws and regulations. The Association does not condone or tolerate any form of renter harassment by our members under any circumstances.

The language in the proposed ordinance, under 9.76.040 - Section D related to harassment includes under subsection (3) "abusing a tenant with words which are offensive and inherently likely to provoke an immediate violent reaction (including words used during in-person conversations, through social media postings or messages, or other communications)". This language is very general and as a result a housing provider could easily violate the provision by making an innocent statement which might be misinterpreted by a renter.

We urge the City Council to consider adding more specificity to the above language and possibly cite examples to make the City's intended prohibition clear. As we deal with this global pandemic and individual's livelihoods and health are adversely impacted, emotions and sensitivities are heightened. "Words" that may be considered "offensive" or "likely to provoke" today, may not be so under normal circumstances.

Moreover, with respect to subsections (1) and (2), we urge the Council to qualify "services" and "repair and maintenance" as "material and necessary to ensure the health and safety of residents."

The Association appreciates the Council's previous actions to alleviate the financial stress associated with COVID-19 through the suspension of all late fees and penalties on municipal services, suspension of all utility shut-off for all customers due to non-payment and suspension of parking related requirements. We continue to advocate for the establishment of an emergency rental assistance program at the local, state and federal levels, which is the most direct, impactful and equitable means to assist both renters and rental housing providers struggling during these uncertain and turbulent times. We also urge the Council to direct financial institutions and lenders to extend grace periods, offer deferred payment plans, not take any actions to impact credit ratings and provide interim relief to rental housing providers who have reduced rental income resulting from the COVIA-19 emergency.

The totality of all these City actions will serve to assist everyone facing financial hardships during the pandemic and will limit future economic instability after the emergency has concluded.

APARTMENT ASSOCIATION OF GREATER LOS ANGELES



AAGLA

"Great Apartments Start Here!"

Thank you for your time and consideration of these matters. If you have any questions, please call me at (213) 384-4131; Ext. 309 or contact me via electronic mail at danielle@aacla.org.

Very truly yours,

Danielle Leidner-Peretz

Danielle Leidner-Peretz

Martinez, Ruben

Subject: FW: Pasadena Eviction Notice

From: mhsquist@aol.com <mhsquist@aol.com>

Sent: Monday, May 04, 2020 12:06 PM

To: pubpubliccomment@cityofpasadena.net; Tornek, Terry <ttornek@cityofpasadena.net>; district1 <district1@cityofpasadena.net>; Kennedy, John <JohnJKennedy@cityofpasadena.net>; McAustin, Margaret <mmcaustin@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Gordo, Victor <vgordo@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>; Wilson, Andy <awilson@cityofpasadena.net>; Public Comment <publiccomment@cityofpasadena.net>; Tornek, Terry <ttornek@cityofpasadena.net>; district1 <district1@cityofpasadena.net>; Kennedy, John <JohnJKennedy@cityofpasadena.net>; McAustin, Margaret <mmcaustin@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Gordo, Victor <vgordo@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>; Wilson, Andy <awilson@cityofpasadena.net>

Subject: Pasadena Eviction Notice

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Dear City Council Members:

RE: Pasadena Eviction Notice

In your remarkable work and compassionate desire to relieve some of the suffering caused by Covid 19, please, look beyond the current crisis and look at the continuing need for housing. As you increase the stress on the landlord you decrease the amount of housing available. Due to lack of funds the housing deteriorates, becomes uninhabitable, often leading to destruction. Lack of funds leads to foreclosures which can also lead to deterioration and reduction of apartments available for our citizens. As a result we have a large increase in our homeless population.

In your debates about this serious problem retaining apartments in good livable condition is a top priority which can be done only when you consider carefully the landlord and her/his responsibility.

Thank you

Margaret Sedenquist
Mohawk Management Corp.

05/04/2020
Item 16 & 17

Reese, Latasha

From: Anthony Manousos <interfaithquaker@aol.com>
Sent: Monday, May 4, 2020 12:42 PM
To: Public Comment; Tornek, Terry; Hampton, Tyron; McAustin, Margaret; Masuda, Gene; Madison, Steve; Gordo, Victor
Subject: Eviction Moratorium

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mayor and City Council members,

As a person of faith, I want to thank you for listening to the concerns of tenants and revising the Eviction Moratorium so there is a one-year instead of six-month period in which to pay back lapsed rent. This will help more tenants to stay in their homes and avoid eviction, which a significant cause of homelessness. I recommend going further and adopting the language of the LA County's amended Moratorium which includes a temporary rent freeze and allow tenants to "self-certify their inability to pay rent, and landlords must accept this as sufficient notice." Further strengthening of this moratorium may be necessary in the future if the economy worsens significantly, but for now the amended moratorium is a much needed improvement that will help tenants stay in their homes.

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.

Martinez, Ruben

Subject: FW: Grant Housing Providers Equal Protections as Renters

From: Mike Shaar <Mike@sigpm.com>
Date: May 4, 2020 at 2:47:22 PM PDT
To: "Jomsky, Mark" <mjomsky@cityofpasadena.net>
Cc: "Laura Olhasso (lolhasso@gmail.com)" <lolhasso@gmail.com>
Subject: Grant Housing Providers Equal Protections as Renters

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Dear Pasadena City Council,

I am the broker of a property management company. We manage for several owners in Pasadena. Most of our owners just own one property which is a 1-4 units. Our owners rely on the income from the rentals to pay their mortgage, taxes, insurance, and other operational expenses. What is left is what the owners rely on to live off of.

Just as tenants are dealing with the impacts of the COVID-19 crisis, so are we. Our rent collections are down, and we have already seen greater declines in payments with the rents due May 1 .

I understand SOME tenants may have difficulty paying their rents. And that difficulty may increase as our quarantine orders extend longer. The original 6 month repayment period was reasonable. And, it may be reasonable to extend it further. But a blanket 6 month extension to 12 months is not warranted at this time. Extend the repay period for 30 days and review that extension every 30 days as necessary. This allows you to respond to need as the facts develop. Certainly some tenants need assistance and many of them are the ones you hear the loudest. However, that does NOT make them the majority.

I also am strongly opposed to allowing tenants to self-certify their COVID-related inability to pay. Just as when that tenant rented his apartment and provided documentation of his ability to pay his rent, he should today provide documentation of his inability to pay rent. Why should someone who is still working at their job, or at home, not be obligated to pay their rent? Why would this burden be passed onto the owners? The fact is that overall, the majority of our tenants luckily, are still working and able to pay their rent.

Furthermore, to grant a blanket moratorium for an eviction will encourage tenants to not pay rent and is not necessary. Also, it puts them in a worse situation 6 months or 1 year from now when they have to repay the balance. There may be an argument that they could be sued in small claims court if they don't pay but good luck trying to find them later to sue for the money and then collect.

This burden should not be put on the landlords. Perhaps the city should issue rent vouchers.

We look to Council to encourage housing providers and their tenants to mutually agree on a repayment plan. Such a plan, in writing, should bring peace of mind to both the tenant and the property owner. We don't want foreclosures in the city because owner's cannot afford their mortgages.

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These are difficult times. You have a responsibility to protect both the tenant and the housing providers in the city. We are all in this together and look to you to balance the needs of all of us.

Thank you.

Michael Shaar, Broker

Past President- Pasadena Foothills Assoc of Realtors

Past President, National Assoc. of Residential Property Managers- LA Chapter

Past CAR Regional Chair, California Association of Realtors (CAR)

Realtor of the Year, Pasadena Foothills Assoc of Realtors

Past President WCR San Gabriel Chapter

Treasurer, Glendale Sunrise Rotary Club

Past Treas, Sunland Tujunga Chamber of Commerce

(818) 287-6692 SIG Direct

(818) 249-7368 x101



BRE License #01126958

Martinez, Ruben

Subject: FW: Grant Housing Providers Equal Protections as Renters

From: Kris Johnson <kris.a.johnson@sbcglobal.net>

Date: May 4, 2020 at 2:37:48 PM PDT

To: "Jomsky, Mark" <mjomsky@cityofpasadena.net>

Cc: Jackie Avery <javery4@ca.rr.com>, Husband <johnsoap@sbcglobal.net>

Subject: Grant Housing Providers Equal Protections as Renters

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Mr. Mark Jomsky, City Clerk

My mother is a rental housing provider in Pasadena, and I am speaking on her behalf. Just as tenants are dealing with the impacts of the COVID-19 crisis, so is she. She depends on the monthly rents that are collected to pay her rent at the senior living facility that she is currently in. Any reduction in her income from her rental property would put her capability to continue to provide those facilities to her tenants at risk. A significant reduction in income would hinder her ability to pay her rent, mortgage on the rental property, taxes, insurance and maintenance of the house.

We understand tenants may have difficulty paying their rents. And that difficulty may increase as our quarantine orders extend longer. Rather than extending the repayment period to a blanket 6 months, extend it for 30 days only and review that extension every 30 days as necessary. This allows you to respond to need as the facts develop.

We are also strongly opposed to allowing tenants to self-certify their COVID-related inability to pay. Just as when that tenant rented our house and provided documentation of his ability to pay his rent, he should today provide documentation of his inability to pay rent.

We look to Council to encourage housing providers and their tenants to mutually agree on a repayment plan. Such a plan, in writing, should bring peace of mind to both the tenant and the property owner.

These are difficult times. You have a responsibility to protect both the tenant and the housing provider. We are all in this together and look to you to balance the needs of all of us.

Thank you.

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Martinez, Ruben

Subject: FW: Rental Property in Pasadena - re: Eviction Moratorium

From: Amy Engler <amy@amyengler.com>

Date: May 4, 2020 at 2:11:13 PM PDT

To: "Jomsky, Mark" <mjomsky@cityofpasadena.net>

Subject: Rental Property in Pasadena - re: Eviction Moratorium

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Hi Mark,

Wanted to voice opinions for two of my clients. Both own a property in Pasadena that they rent out. I represented both of them in buying the properties and in leasing.

In both cases, my clients had a job move that took them out of the area. They did not want to sell their home since they will be back here some day when work locations change again.

In both cases, they are renting the property for less than the mortgage, taxes, insurance, etc. cost them so they are already at a loss each month. Any further reduction in rent or longer delay in getting that rent would severely impact my clients financially. They are already hurting from the lock down and any extension of the moratorium and repay would make that worse. Also, it's much more realistic and fair to have tenants show some type of proof of hardship vs. leaving it open to anyone claiming hardship.

Just wanted to update you on specific cases in Pasadena before the meeting tonight.

Thanks.

--

Amy Engler

Agent

DRE#: 01413993

680 E. Colorado Blvd, Suite 150 & 180

Pasadena CA 91101

m: 323.481.8782



Martinez, Ruben

Subject: FW: Mark, this one is better, Jill Shook

From: Jill Shook <Jill@makinghousinghappen.com>
Date: May 4, 2020 at 1:02:47 PM PDT
To: "Jomsky, Mark" <mjomsky@cityofpasadena.net>
Subject: re: Mark, this one is better, Jill Shook

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Realtors say location, location, location, I say Local, local, local. Please convene the local banks, landlords, tenants, and businesses to figure out how to stop all evictions with a compassionate pay-back times so it's a win-win for all. These times call for more. Please build upon the emerging local sharing economy, integrating that into every part of our city: make the 20-20-20 rule apply not only to affordable housing, but all housing, and all restaurants—20% (or more) of the food grown local, 20% of contracts and 20% of labor. I love Newsome's idea of using local restaurants into food distribution centers getting folks back to work, and with the physical distancing. Let's incentivize yards on each block to grow food.... partnering with those who love to grow. Let's incentivize backyards to end homelessness. Let's incentivize those with sewing machines to make PPE. Let's make all energy local using government, PUSD, business and home roofs, putting people to work. With weekly City Council meeting and all commissions at full speed, we can figure this out. PUSD got chrome books to all students and online teaching for every student. With a vision for local and real change these things can happen.

Jill Shook, Missions Door, Catalyst <http://www.missionsdoor.org/missionaries/shook-jill>

Doctor of Ministry, Bakke Graduate School

Blog: makinghousinghappen.net Websites: www.makinghousinghappen.org and makinghousinghappen.com

Author/Editor: *Making Housing Happen: Faith Based Affordable Housing Models*

Jill@ makinghousinghappen.com Phone: (626) 675-1316



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As Pasadena apartment owners, we are heavily impacted by the COVID-19 crisis. We have monthly property taxes, mortgages, insurances, maintenance, repairs, and upkeep costs on our apartment buildings. In addition to that load, we are experiencing vacancies. The added responsibility of tenants self-certifying COVID-19 (instead of providing proof) and the extended 12 month repayment period for past due rents would be financially devastating. It is imperative that a more balanced solution be found. We are 100% opposed. Thank you for your consideration.

Elizabeth Silveri
1340 S Marengo Ave
Pasadena, CA 91106

2020 MAY -4 PM 5:01
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