
From: Deena Levine [mailto:deena@ccc.ca.gov]
Sent: Monday, July 13, 2020 10:47 AM
To: Clerk of the Board
Subject: Urgent Renter Protections in Contra Costa - JFCS East Bay
Attachments: JFCS East Bay Letter to CCC Board of Supervisors.pdf
Categories: Blue Category

Dear Board of Supervisors:

Thank you very much for considering the information in the attached letter related to renter protections , and for your careful consideration of this matter at your July 14th meeting.

Sincerely,

Deena Levine-Lipsett

Board Member, JFCS East Bay



**JEWISH FAMILY &
COMMUNITY SERVICES
EAST BAY**

COMPASSION IN ACTION. COMMITMENT TO ALL.

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Avi Rose
Executive Director

www.jfcs-eastbay.org

July 13, 2020

Dear Board of Supervisors:

Jewish Family & Community Services East Bay (JFCS East Bay) is a nonprofit social service organization serving diverse populations in Contra Costa and Alameda counties, including refugees, immigrants, families of color, seniors, and Holocaust survivors. We have just moved our Contra Costa office from Walnut Creek to Concord, right on Todos Santos Plaza.

We have thousands of clients in Contra Costa County, including in Concord, Antioch, Pittsburgh, Oakley, Pleasant Hill, Richmond, San Pablo, Brentwood, and Walnut. Our agency provides essential mental health, legal, and social services through every stage of life.

Our Contra Costa clients include recent arrivals from war-torn countries who came to the U.S. to escape violence and terrorism. For example, our Afghan clients were forced to leave their country because of Taliban threats to their lives. Others have fled deadly gang violence in Central America. A majority of our clients were already financially vulnerable when the pandemic began. With the economic shutdown, people have now lost jobs or had their hours significantly reduced.

Now these community members need protection and support so that they do not suffer further trauma from housing insecurity. We ask that you protect the county's tenants by stopping the threat of mass evictions, which disproportionately affect people of color, including refugees and immigrants.

We ask for your explicit commitment to real protections for renters in our district and throughout our county. According to the Bay Area Equity Atlas (<https://bayareaequityatlas.org>), 12,000 Contra Costa County households—including 10,400 children—are estimated to be at imminent risk of eviction and homelessness if the current eviction moratorium is lifted. For these families, one or more family members has lost a job due to COVID-19, and there is no replacement income. Furthermore, once the Federal Pandemic Unemployment Compensation program ends on July 31, another 9,500 households could be at risk of eviction.

The Board of Supervisors needs to show leadership by stabilizing housing for thousands of families in Contra Costa. Specifically, we request:

CONTRA COSTA OFFICE
2151 Salvio Street, Suite 350
Concord, CA 94521
(925) 927-2000
Fax (925) 927-3131

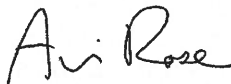
**MAIN OFFICE /
SUSE MOYAL
CENTER FOR OLDER ADULT SERVICES**
2484 Shattuck Ave., Suite 210
Berkeley, CA 94704
(510) 704-7475
Fax (510) 704-7494

FAMILY JUSTICE CENTER
470 27th Street
Oakland, CA 94612
(510) 704-7480, ext. 235

- An extension of the eviction moratorium in our county for 90 days beyond the end of the State of Emergency.
- A county-wide ban on all evictions related to COVID-19.
- Just cause eviction protections and rent control to eliminate displacement of families.
- Increased assistance, counseling and legal services to low-income renters, which include many of our immigrant and refugee clients.

This is a moment when we turn to our county leaders to create consistent policies for the entire county. Thank you for ensuring that residents in our county will not experience the tragic displacement of their families and that rental policies will not result in huge numbers of vulnerable citizens ending up on the streets.

Sincerely,



Avi Rose, Executive Director



Katherine Haynes, Board President

From: Sanjita Pamidimukkala -
Sent: Monday, July 13, 2020 7:58 PM
To: Clerk of the Board
Subject: Public Comment on Extending Moratorium

To whom it may concern:

My name is Sanjita Pamidimukkala and I am a rising senior at Dougherty Valley HS in San Ramon. I am writing this email to discuss housing in Contra Costa amid the Covid-19 pandemic. It is apparent that the economy is taking a hit because of the pandemic, leading to mass layoffs and pay cuts. It is imperative that the County takes steps to stabilize housing for thousands of families with a new wave of the virus approaching. Housing is a human right and effective housing policies are a necessity. I have included a list of demands that I believe will cushion the blow:

1. Extend the eviction moratorium until 90 days after the state of emergency ends- It will be extremely difficult for renters to stabilize and return to work post-emergency in fewer than 90 days. It is necessary to give a proper flex period to prevent evictions.
2. Ban evictions for non-payment due to Covid-19- Missed rent should be converted to consumer debt. Contra Costa's timeframe for unpaid rent is lower than almost all of our surrounding counties. This policy will still allow landlords to collect payment, but also allows readjustment periods for tenants.
3. Increase rental assistance, tenant counseling, and legal services for low income renters- The county does not currently support renters well as the program that used to aid those with eviction notices was defunded. Minority renters are statistically more likely to receive eviction notices and spend too much on rent. In a time where racial injustice is being spotlighted, the County must make moves towards equality. This includes undocumented residents that contribute significant amounts to local taxes.
4. Pass just cause eviction protections and rent control to address gaps in state laws- Displacement has been an issue for several years prior to Covid-19, but it will certainly become more prevalent. Solutions such as AB 1482 are a start, but contain many flaws and loopholes that have not been addressed. Local measures must be taken to address them. We need rent stabilization in order to protect our essential workers.
5. Establish a tenant housing program to conduct inspections, create a rent and eviction registry, and provide other resources for tenants- Many renters live in properties rampant with appliance issues, pests, and more. Tenants need a centralized source to go to when discussing their rights and resources.

I hope you will take into account the implications that Covid-19, as well as the other long-standing issues pointed out, will have and implement the previous demands.

Thank you for your time,
Sanjita Pamidimukkala



1

From: Rahi Kotadia <
Sent: Monday, July 13, 2020 8:37 PM
To: Clerk of the Board
Subject: Public Comment on Extending Moratorium

Dear Contra Costa County Board of Supervisors,

My name is Rahi Kotadia and I am a resident of San Ramon. The purpose of this email is to make sure that Contra Costa County ensures the protection of renters and tenants during this pandemic.

COVID-19 has not disappeared and thus the counties policies must remain and adapt to changing circumstances. Because of the resurgence in cases, I encourage the Board of Supervisors to continue and add certain policies:

1. Extend the eviction moratorium until 90 days after the state of emergency ends. Other areas, such as Antioch, Pittsburg, and Richmond, have already linked the two.
2. Ban evictions for non-payment of rent due to COVID-19 and convert missed rent to consumer debt. In comparison to laxer policies in Alameda, San Francisco, San Mateo, and Santa Clara Counties, Contra Costa only allows 4 months for tenants to repay rent. With the crisis continuing at the pace it is, the county must take action to prevent the evictions of tenants who are adversely affected. In addition, landlords will still be able to collect rent after.
3. Increase rental assistance and tenant counseling to low income renters. Legal services that helped tenants were defunded 4 years ago and they are more necessary now than ever. Evictions disproportionately affect disadvantaged communities, like people of color and immigrants, who not only reside in these communities but actively contribute to its funding through taxes.
4. Establish a tenant housing program to provide resources to tenants. Inspections of housing conditions and more information about services for tenants are necessary to ensure the that landlords do not force renters out by other means. Better data also creates better policy. There is a lack of information on rent and evictions in Contra Costa County, which is why a registry is necessary.

The BOS and the county can make decisions that are bigger than individual cities and can create policies that are efficient/consistent. The county must take action of alleviate the unfair burdens placed on these communities due to stress from the pandemic. The county and its residents benefit from the economic and racial diversity and so we must ensure that the county can protect its working class residents and families.

Thank you,
Rahi Kotadia

From: Vikram B <
Sent: Monday, July 13, 2020 8:55 PM
To: Clerk of the Board
Subject: Public Comment

Hi,

I am a resident of CCC and would like to put forward the following public comment for the Boards upcoming meeting on tenant protections.

The Board of Supervisors will be voting on whether to extend the County-wide eviction moratorium at their meeting on Tuesday July 14th @9:00

We need the County to take leadership and help stabilize housing for thousands of families across the county in the wake of another surge in COVID-19 cases and the continuing economic fall-out. **We have five key demands from the Supervisors:**

1. **Extend the eviction moratorium** until 90 days after the state of emergency ends.
 - a. *The economy is hurting because of government action to protect public health. As long as the County is creating this situation, it's responsible to protect renters who've lost work or income as a result.*
 - b. *It will take time for the economy to rebound and residents to get back to work. Renters need an additional 90 days after the emergency period to stabilize their lives.*
 - c. *It's more efficient to link the expiration date to the health emergency--as is the case in Antioch, El Cerrito, Pittsburg, and Richmond--rather than revisiting this issue every month.*
2. **Ban evictions for non-payment due to COVID-19**, converting missed rent to consumer debt.
 - o *Contra Costa's eviction moratorium only allows tenants 4 months to pay back all unpaid rent. That's less than in Alameda, San Francisco, San Mateo, and Santa Clara Counties. Tenants will need more time to regain financial stability in order to pay their debts, otherwise we'll see widespread evictions.*
 - o *Landlords will still be able to collect the full amount of missed rent, but tenants will be protected from eviction during a pandemic. This is now the case in all of Alameda County and several Bay Area cities.*
3. **Increase rental assistance, tenant counseling, and legal services** for low-income renters.
 - o *There aren't enough services for tenants in this county. The county used to have legal services at the courthouse to support those being served with eviction notices. The county defunded that program four years ago.*

- *Black and Latinx households and women are more likely to be renters and more likely to spend too much on rent (more than 30% of their incomes). They're also more likely to be evicted. Renter rights are about racial, immigrant, and gender justice.*
- *There are an estimated 65,000 undocumented residents in Contra Costa County and most of them are renters. They contribute an estimated \$39 million in local taxes. They need and deserve services that are safe and accessible.*

4. Pass just cause eviction protections and rent control to address gaps in state law.

- *Renters have been struggling for years with sky-rocking rents and unjust evictions even before the economic blow of COVID-19.*
- *We have seen many displaced year after year, forced to move further East in the County, and finally even out of the county or state.*
- *Now, displacement will be hugely accelerated, unless we take measures to control costs and stabilize rents.*
- *This is a long-term problem and it needs long-term solutions like eviction protections and rent control at the city and county level. State laws are not enough.*
- *AB 1482 was a good start, but it does not go far enough to actually stabilize costs. This law allows up to 5% and COLA which could be a 9 or nearly 10% increase. This over a period of years is untenable. Also, it excludes many tenants, like those who rent in mobile homes, and doesn't cover tenants until at least 12 months into a lease.*
- *We need local measures to address these loopholes and make our county more resilient for the future.*
- *We need rent stabilization to keep essential workers in our communities.*
- *The local economy loses out when families have to spend 30 to 50% of their paychecks on rent--often to out-of-town landlords and real estate investment companies--rather than spending it locally on groceries, school supplies, and more.*

5. Establish a tenant housing program to conduct inspections, create a rent and eviction registry, and provide other resources for tenants.

- *There is not nearly enough services in this county to ensure safe and healthy living conditions for renters. Many renters have pests, mold, dangerous conditions and broken appliances.*
- *COVID-19 was called the "great equalizer" until the government released data on racial and ethnic disparities. There's a serious lack of data on housing conditions in Contra Costa, especially for evictions. We can't make good policy without good data. We need a registry of rent increases and evictions each year.*
- *Tenants have no place to go for more information about their legal rights and resources, especially in Central and East Counties. We know that Bay Area Legal Aid does very good work, but is located in West County, and limited by Federal law in who they can serve (not undocumented folks).*

Thanks,

Vikram Balasubramanian

From: Skyler Spears
Sent: Monday, July 13, 2020 9:27 PM
To: Clerk of the Board
Subject: Public Comment on Extending Rent Moratorium

Hi! My name is Skyler Spears and I am a resident of San Ramon. With the Covid-19 pandemic still going strong, it is important to provide steady housing to families as our economy continues to struggle and cases rise.

To do this I think we should 1. Extend the eviction moratorium until 90 days after the state of emergency ends. With everything going on, many are out of work and renters will need these 90 days to get their lives re-organized. 2. Ban evictions for non-payment due to COVID-19, converting missed rent to consumer debt. These landlords will ultimately be able to collect the full amount but this action will prevent people from being out of housing in the middle of a pandemic. This is already the case in several parts of the Bay Area and should be implemented here as well. 3. Increase rental assistance, tenant counseling, and legal services for low-income renters. There are an estimated 65,000 undocumented residents in Contra Costa County and most of them are renters. They contribute an estimated \$39 million in local taxes. They need and deserve services that are safe and accessible 4. Pass just cause eviction protections and rent control to address gaps in state law. Renters have faced rising rent and many unfair evictions even before this pandemic occurred. This is a long term problem and therefore will need a long term solution such as eviction protection. 5. Establish a tenant housing program to conduct inspections, create a rent and eviction registry, and provide other resources for tenants. COVID-19 was called the "great equalizer" until the government released data on racial and ethnic disparities. There's a serious lack of data on housing conditions in Contra Costa, especially for evictions.

Please take these demands into consideration.

Sincerely,
Skyler Spears

From: Jade Wang
Sent: Monday, July 13, 2020 9:44 PM
To: Clerk of the Board
Subject: Public Comment on Extending Rent Moratorium

To whom it may concern-

My name is Jade Wang and I'm a rising junior at Dougherty Valley HS in San Ramon, CA. This email is directed to the Contra Costa Board in regard to the COVID-19 pandemic and housing policy. With the state of the economy and public health crisis, there needs to be fundamental changes in place to ensure that everyone has access to basic necessities— one of which is housing. I have listed the following demands that I suggest you consider when going forward with housing proposals:

1. Extend the eviction moratorium to 90 days after the state of emergency ends. An extra 3 months to pay rent is justifiable considering the job market right now and how difficult it is for families financially.
2. Ban evictions for non-payment due to COVID-19, converting missed rent to consumer debt. This policy will allow landlords to collect their missed rent as they should, but it will also just as importantly protect tenants from eviction during a pandemic.
3. Increase rental assistance, legal services, and tenant counseling for low-income renters. The county's legal services are in no respectable shape right now, and it is also important to note that Black, Latinx, and other historically oppressed racial groups are the ones that make up the majority of low-income renters. Thus, renter rights are also about racial justice. Considering the current social and political movements happening nationwide, now is a perfect time for Contra Costa to step up and increase equity efforts for its residents.
4. Pass just cause eviction protections and rent control to address gaps in state law. The Bay Area has seen a massive inflation in housing prices, and many people are being displaced annually. Current policies like AB 1482 are not enough and still allow landlords to increase costs by 5%, which can easily make the cost of rent unaffordable for the family living in the home.
5. Establish a tenant housing program to conduct inspections, create a rent and eviction registry, and provide other resources for tenants. I volunteer for the city of Berkeley and part of my job includes calling in on senior residents to see if they need any home repairs or checkups. Thankfully, there are generous volunteer organizations in Berkeley to assist senior residents with these issues, but the problem is much greater than that. Contra Costa renters experience their own fair share of pests, mold, dangerous conditions and broken appliances. The county is not doing enough to help these renters, and more needs to be done legislatively to change that.

The current state of the country is showing just how pervasive our socioeconomic issues are. It is imperative that the board understands the implications of their decisions and realize that our county is a place that deserves inclusive and racially fair policies.

Thank you,
Jade Wang



From: Chilsea Wang <chilseawang@contracosta.net>
Sent: Monday, July 13, 2020 9:48 PM
To: Clerk of the Board
Subject: Public Comment on Extending Rent Moratorium

Dear Contra Costa Board of Directors,

As a resident of San Ramon, I'm writing to you in support of extending the rent moratorium and the policies surrounding it.


First, I believe the county must extend the eviction moratorium until 90 days after the county-declared state of emergency ends. If Contra Costa can admit that it isn't safe for many people to earn their income, then it should protect renters who've lost work or income as a result. The moratorium is a way to buy renters time to stabilize their lives, just like how the initial quarantine was a way to buy governments time to stabilize their protection plans. We also think that it's more efficient to link the expiration date to the health emergency--as is the case in Antioch, El Cerrito, Pittsburg, and Richmond--rather than revisiting this issue every month, especially when the health emergency is the main reason behind the moratorium.

Second, I believe the county should disallow evictions on the sole premise of non-payment during COVID-19, instead converting missed rent to consumer debt. Currently, Contra Costa's eviction moratorium only allows tenants 4 months to pay back all unpaid rent. That's less than in most of our neighboring countries, like Alameda, San Francisco, San Mateo, and Santa Clara. It will be harder for our economy to recover if large numbers of previously employed people have to deal with losing a job and a house at the same time.

Third, the county should increase rental assistance, tenant counseling, and legal services for renters. For example, Contra Costa County used to have legal services at the county courthouse to support those being served with eviction notices four years ago. That program could be reopened in some capacity, which would create jobs for legal counselors as well. Additionally, an estimated \$39 million in local taxes comes from undocumented residents in Contra Costa County and most of them are renters. They contribute to the local economy as much as we do, but are more vulnerable to exploitation. If the county wants the economy to recover, it needs to think about them too, and whether they might be taken advantage of by landlords under these special circumstances.

Fourth, the county should pass just cause eviction protections and rent control to address gaps in state law. This is the perfect time to examine which parts of our system are fragile, and how we can fix those parts. Some of the best teachers in the San Ramon Valley Unified School District left because they could no longer afford to teach in San Ramon and live in Contra Costa County. Renters had been struggling for years with sky-high rents and unjust evictions even before the economic blow of COVID-19. This is a long-term problem and it needs long-term solutions like eviction protections and rent control at the city and county level. It isn't the state economy but the local economy that loses out when families have to spend 30 to 50% of their paychecks on rent--often to out-of-town landlords and real estate investment companies--rather than spending it locally.

Lastly, the county should establish a tenant housing program to conduct inspections, create a rent and eviction registry, and provide other resources for tenants. There's a serious lack of data on housing conditions in Contra Costa, although anecdotal evidence suggests that renters are facing deteriorating conditions with little to no method of making their voices known. Landlords and their tenants must both be held accountable, and the best way to do that is to create a rent and eviction registry for transparency.

I thank the Board for reading my letter, and hope they will vote in the interests of Contra Costa citizens' physical and economic wellbeing. 

Stay safe,
Chilsea Wang

From: Riya Bindlish <[redacted]@contra.com>
Sent: Monday, July 13, 2020 9:50 PM
To: Clerk of the Board
Subject: [BULK] Public Comment on Extending Moratorium

Hi,

My name is Riya Bindlish, and I am a resident of Contra Costa County. As COVID-19 continues to plague the country, it is more important than ever to protect vulnerable populations. Tenants already have many strict and often unfair laws pressed upon them—COVID-19 exacerbates those same problems by robbing many individuals of incomes. Because of these unusual circumstances, I urge the Board to take the following actions:

1. Extend the eviction moratorium until 90 days after the state of emergency ends. Even after the emergency period ends, it will take time for renters to stabilize financially. This not only helps tenants, but creates more efficient policy making in a time when we don't know when the emergency will end—counties such as Richmond have already passed a similar policy, so there is a precedent.
2. Ban evictions for non-payment of rent due to COVID-19 and convert missed rent to consumer debt. This gives the flexibility needed to the thousands of individuals who have become financially stable as a result of the pandemic, but also holds them accountable, ensuring that landlords will get their payment.
3. Increase rental assistance and legal services for low income renters. Low income individuals already disproportionately struggle with trying to find affordable housing and flexible landlords. It is more important than ever to be equitable, and increase rental assistance programs and provide legal services. This issue isn't only about money, but rather about human rights. People of color, immigrants, and women are disproportionately evicted by landlords, and will be hit harder by the pandemic. Meeting this demand can diminish some of these harms and promote social and racial equality.
4. Pass just cause eviction protections and rent control to fill in shortcomings in California law. California, especially the Bay Area, is notoriously known for its sky high rent and unaffordable housing. This pandemic uniquely accelerates the housing crisis and will tear at the fabric of our communities unless action is taken. Our community suffers when families are displaced from the area or are forced to divert their paychecks to non-local landlords or real estate interests.

The county has the ability to create a standardized policy that will protect the largest number of people. I respectfully request that you use your power to do what is best for its citizens in all aspects, and pass the motions above.

From: Vivian Kuang <vkuang@ucberkeley.edu>
Sent: Monday, July 13, 2020 6:44 PM
To: Clerk of the Board
Subject: Urging action for tenants in Contra Costa County

Dear Contra Costa County Board of Supervisors,

My name is Vivian Kuang; I am a resident of San Ramon and an incoming first year at UC Berkeley. I am emailing today to urge Contra Costa County to take leadership and protect vulnerable renters during this unprecedented pandemic.

In the wake of a resurgence of COVID-19 cases, there is a new crisis on the horizon: a mass wave of evictions due to the continued economic fallout. With this in mind, I urge the BOS to take several actions:

1. Extend the eviction moratorium until 90 days after the state of emergency ends. Even after the emergency period ends, it will take time for renters to stabilize financially. Additionally, it is more efficient to link the duration of the eviction moratorium to the public health emergency (as other areas like Antioch, Pittsburg, and Richmond have done) instead of revisiting the issue every month.
2. Ban evictions for non-payment of rent due to COVID-19 and convert missed rent to consumer debt. Currently, Contra Costa only allows 4 months for tenants to repay rent — a policy much stricter than most of the other Bay Area counties. If/when the public health crisis ends, the economic crisis will persist, and renters need more time to regain financial stability and repay their debts. Landlords will still be able to collect the full amount of missed rent, but during this pandemic, tenants should be protected from eviction.
3. Increase rental assistance and legal services for low income renters. Tenants are often at a severe disadvantage when dealing with eviction, and county legal services for those facing eviction have been defunded. In particular, those who face eviction tend to be lower income, people of color or immigrants, and women, making this a critical issue of equality and economic justice. America is amidst a mass movement to rectify inequality in this nation, and much of this change must originate from local decision making bodies like the BOS.
4. Pass just cause eviction protections and rent control to fill in shortcomings in California law. Even before the COVID-19 crisis, rent has been a pressing issue in California, and housing has become more and more unaffordable. State laws such as AB 1482 are a good start, but do not go far enough to stabilize rent costs and excludes many categories of tenants, such as those rent mobile homes, or those who are not at least 12 months into their lease. This pandemic uniquely accelerates the housing crisis and will tear at the fabric of our communities unless action is taken. Our community suffers when families are displaced from the area or are forced to divert their paychecks to non-local landlords or real estate interests.

The BOS is in a unique position to help our community weather this crisis. The county should take initiative on this and create a consistent policy for everyone in the county, as leaving it up to individual cities will undoubtedly leave many vulnerable members of our community out to dry. I implore the county to exhibit leadership in this crisis; we all benefit when our society is more inclusive and prosperous, and a critical step to achieve this goal is stabilizing housing for families across the county.

Thanks,
Vivian Kuang

From: Ada Zhong
Sent: Monday, July 13, 2020 9:59 PM
To: Clerk of the Board
Subject: [BULK] Public Comment on Extending Rent Moratorium

Hello,

I am a resident of San Ramon and am asking the following demands to be met.

1. Extend the eviction moratorium until 90 days after the state of emergency ends.
2. Ban evictions for non-payment due to COVID-19, converting missed rent to consumer debt.
3. Increase rental assistance, tenant counseling, and legal services for low-income renters.
4. Pass just cause eviction protections and rent control to address gaps in state law.
5. Establish a tenant housing program to conduct inspections, create a rent and eviction registry, and provide other resources for tenants.

Please help out the people of Contra Costa.

Thank you,
Ada Zhong

From: Lauria Sun
Sent: Monday, July 13, 2020 10:09 PM
To: Clerk of the Board
Subject: Public Comment on Extending Rent Moratorium

Dear Contra Costa County Board of Supervisors,

My name is Lauria Sun and I am a resident of San Ramon and a recent graduate of Dougherty Valley High School. As the COVID-19 pandemic continues to have devastating effects on our community, I am writing to urge you to extend the county-wide eviction moratorium at the upcoming meeting. More specifically:

1. Extend the eviction moratorium until 90 days after the state of emergency ends. Residents will need extra time to resume their jobs and stabilize their lives. It is also more efficient to link the expiration date to the health emergency, as Antioch, El Cerrito, Pittsburg, and Richmond have already done.
2. Ban evictions for non-payment due to COVID-19, converting missed rent to consumer debt. Landlords will still be able to collect the full amount of missed rent, but tenants will be protected from eviction, as is the case in Alameda County.
3. Increase rental assistance, tenant counseling, and legal services for low-income renters. The program that provided legal services at the courthouse to support those with eviction notices was defunded 4 years ago, which has reduced the amount of resources available, especially for low-income renters. Black and Latinx households and women are more likely to be renters and more likely to spend too much on rent (more than 30% of their incomes). They're also more likely to be evicted. Renter rights are about racial, immigrant, and gender justice.
4. Pass just cause eviction protections and rent control to address gaps in state law. Displacement of renters, which was already an issue, will be accelerated unless costs are controlled and rents are stabilized. AB 1482 was a good start, but it excludes many tenants such as those in mobile homes, and also only covers tenants at least 12 months into a lease.
5. Establish a tenant housing program to conduct inspections, create a rent and eviction registry, and provide other resources for tenants. Many renters live in dangerous conditions, and we need more services to ensure healthy living conditions for renters.

I hope the Board of Supervisors considers this information before making a decision at the meeting. The Board of Supervisors has the ability to help stabilize housing for families across the county and to enact more inclusive and diverse policies, which we will all benefit from.

Thank you,
Lauria Sun

From: Ansuman Bardalai
Sent: Monday, July 13, 2020 10:25 PM
To: Clerk of the Board
Subject: Public Comment on Extending Rent Moratorium

Dear Contra Costa Board of Supervisors,

I hope this email finds you well. My name is Ansuman Bardalai and I am a resident of San Ramon. I have strong opinions on the extension of the rent moratorium and I hope you will consider when making your decision.

I believe that the moratorium should be extended and evictions should be banned until the situation improves. Federal response to the current public health crisis has been catastrophically weak, and many people have suffered tremendous loss. People are struggling to survive after losing work, and cracking down on nonpayment of rent and evicting families condemns them to be infected and suffer. Especially because people have lost their jobs due to factors completely outside of their control, allowing this to happen would be irredeemably evil. People should be given enough time to become financially stable enough to afford necessities before they should be made to worry about paying rent.

We deserve our lives before the rentier class deserves their excess.

Sincerely,
Ansuman Bardalai

From: Meera Bathwal
Sent: Monday, July 13, 2020 10:38 PM
To: Clerk of the Board
Subject: Public Comment on Extending Rent Moratorium

Hello,

My name is Meera Bathwal and I am a long time resident of San Ramon. I know that the Board of Supervisors will be voting on whether to extend the County-wide eviction moratorium tomorrow, July 14th, and I would like to voice my opinion regarding this issue.

Due to the economic fallout caused by the COVID-19 pandemic, it is crucial for the wellbeing of our community that the County take action in helping stabilize housing.

1) I believe that we should extend the eviction moratorium until 90 days after the state of emergency ends. As someone who comes from a household whose main source of income has been lost due to the COVID-19 pandemic, I understand the financial burden that this global situation has caused for so many. It will take time for those who have lost their jobs to get back to work and for the economy to rebound. Furthermore, the economy is hurting because of government action to protect public health. The county is creating this situation and should, therefore, be responsible for protecting renters who have lost income as a result.

2) I believe we should ban evictions for non-payment due to COVID-19, converting missed rent to consumer debt. Contra Costa only allows tenants 4 months to pay back all unpaid rent. This is less than many of our surrounding counties (Alameda, San Francisco, San Mateo, and Santa Clara), and does not allow enough time for tenants to regain financial stability. This will result in widespread eviction.

3) I believe we should increase rental assistance, tenant counseling, and legal services for low-income renters. The county's legal services which supported those being served with eviction notices was defunded 4 years ago. Undocumented residents in our county contribute an estimated \$39 million in local taxes, and are largely renters. They need and deserve services that are safe and accessible, which are currently not available.

4) I believe we should pass just cause eviction protections and rent control to address gaps in state law. Even before the economic blow of COVID-19, Contra Costa renters struggled with sky-rocking rents and unjust evictions. Every year, this causes displaced tenants to be forced to move further East in the county, or out of the county all together. This is a long-term problem and it needs long-term solutions, such as eviction protections and rent control at the city and county level.

5) I believe we should establish a tenant housing program to conduct inspections, create a rent and eviction registry, and provide other resources for tenants. There are currently not enough services in Contra Costa County to ensure that renters are provided with safe and healthy living conditions. This is causing renters to struggle with pests, mold, dangerous conditions and broken appliances.

Thank you for your time and consideration.

Best,
Meera Bathwal

From: Shannon Zheng
Sent: Monday, July 13, 2020 10:42 PM
To: Clerk of the Board
Subject: Public Comment on Extending Rent Moratorium

Hello,

My name is Shannon Zheng and I am a resident of San Ramon. I am writing to ask for the eviction moratorium to be extended in Contra Costa County. I believe that the following measures are necessary to support renters and their families during this trying time and in the long term:

1. Extend the eviction moratorium until 90 days after the state of emergency ends.
2. Ban evictions for non-payment due to COVID-19, converting missed rent to consumer debt.
3. Increase rental assistance, tenant counseling, and legal services for low-income renters.
4. Pass just cause eviction protections and rent control to address gaps in state law.
5. Establish a tenant housing program to conduct inspections, create a rent and eviction registry, and provide other resources for tenants.

Thank you for your time.

Sincerely,
Shannon Zheng

From: Shreyas Kiran <>
Sent: Monday, July 13, 2020 10:47 PM
To: Clerk of the Board
Subject: [BULK] Public Comment on Extending Moratorium

To the Board of Supervisors,

I am writing to demand the Contra Costa County Board of Supervisors take responsibility for the county's residents during this pandemic that is taking a heavy toll on everyone, and disproportionately black and Latinx communities. Evictions pose a huge threat to many renters already and unless we change the current policy on missed rent, the next several months are only going to see the situation worsen. Between March and April, a span of one month, over 50,000 Contra Costa residents lost their jobs and we still see eviction thresholds much lower than neighboring counties like Alameda and San Francisco. Even the end of the pandemic won't immediately bring employment back to where it was. An extension on the eviction moratorium to 90 days past the end of the state-declared emergency, as well as a ban on evictions for non-payment is imperative. Missed rent can be considered consumer debt so landlords still receive full payment and tenants aren't without a place to live as they struggle to get back on their feet. There is no reason this shouldn't be enacted, any inconvenience for either party is minimal.

Low-income residents, especially minorities, also desperately need renters assistance, including counseling and legal services. These services were provided a few years ago but defunded since, even though over 65,000 undocumented residents of this county contribute millions of tax-payer dollars every year. A global pandemic more than justifies increased funding and that these programs be made more available to the people who help pay for them and need the county's help now more than ever. Establishing a tenant housing program definitely addresses some of these concerns, as it will allow the county to form a better registry with data on rent spikes and also ensure acceptable living conditions for tenants.

These issues and solutions aren't just about renters, they're about the racial inequities and injustices that have always been prevalent in our housing system and are now being exacerbated by a pandemic. These issues are racial justice issues and by taking action as people in power you are helping thousands of people living in *your* county, just like other counties have already done.

Sincerely,
Shreyas Kiran
Contra Costa County Resident

From: Ava Vehemente
Sent: Monday, July 13, 2020 11:05 PM
To: Clerk of the Board
Subject: Public Comment on Extending Rent Moratorium

To whom it may concern:

Hello, my name is Ava Vehemente and I am a rising junior at Dougherty Valley High School in San Ramon, California. As a resident of Contra Costa County, I am writing to you today to express my opinions regarding the extension of the county-wide eviction moratorium. It is vital for the Board of Supervisors to take leadership in order to stabilize housing for the thousands of families in our county, especially in the event of another surge in COVID-19 cases and the ensuing economic deterioration. I strongly encourage the Board to consider the following demands to assist the community:

1. Extend the eviction moratorium to 90 days after the state of emergency ends. Government action to protect public health has hindered the economy. The economy will recover slowly, and residents won't be able to get back to work immediately. Therefore, an additional 90-day period will allow renters to regain stability after the emergency period has ended.
2. Ban evictions for non-payment due to COVID-19, converting missed rent to consumer debt. Contra Costa's current eviction moratorium gives tenants 4 months to repay unpaid rent, which is not sufficient for tenants to regain financial stability. Landlords will still receive the full amount of missed rent, while also protecting tenants from eviction during the pandemic.
3. Increase rental assistance, tenant counseling, and legal services for low-income renters. An estimated 65,000 undocumented residents live in Contra Costa County, the majority of which are renters. These residents contribute approximately \$39 million in local taxes, and deserve accessible services to keep them safe.
4. Pass eviction protections and rent control to address gaps in state law. High rent and unjust evictions have plagued renters even prior to the COVID-19 pandemic. Many are displaced, with some even forced to move out of the county or state. Unless measures are taken to control costs and stabilize rents, displacement problems will be further exacerbated.
5. Establish a tenant housing program to conduct inspections, create a rent and eviction registry, and provide other resources for tenants. This county does not provide enough services to ensure safe and healthy conditions for renters. Furthermore, a lack of data on housing conditions hinders the county's ability to make effective policy.

I urge the Board of Supervisors take action toward enacting these demands for the benefit of our county and its residents. During these difficult times, our community must come together and support those in need.

Thank you,

Ava Vehemente

From: Sruthi Gade
Sent: Monday, July 13, 2020 11:22 PM
To: Clerk of the Board
Subject: [BULK] Lift Up Contra Costa, Covid 19 Rental Assistance

Dear Contra Costa County Board of Supervisors, My name is Sruthi Gade; I am a resident of San Ramon and an incoming first year at UT Austin. I am emailing today to urge Contra Costa County to protect renters during this pandemic. As COVID-19 cases continue to increase, the economic fallout has caused a large number of evictions. Please consider the actions below that I urge the Board of Supervisors to take: 1. Prohibition of eviction should be extended until 90 days past the end date of this unprecedented crisis. It takes time for these renters to financially stabilize. 2. Evictions should be banned for rent non-payments due to the pandemic and should instead be transferred to consumer debt. This ties back to the idea that after Covid-19 comes to an end, renters need time to stabilize financially and repay their debts. They should be able to pay off their missed rent at the same time as being protected from eviction. 3. Rental assistance for low income renters should be more available and accessible. People of color, immigrants, women and lower income individuals are the most likely to face eviction, making it imperative to make resources available to promote justice and equity. Changes like these root from actions taken by the Board of Supervisors. It is imperative that our community takes action on issues like this one. The Board of Supervisors is in the position to make these changes to produce a more inclusive environment and taking action towards this issue is a clear start. Thank you for your time and consideration, Sruthi Gade

From: Sraavya Sambara
Sent: Monday, July 13, 2020 11:52 PM
To: Clerk of the Board
Subject: [BULK] Public Comment on Extending Rent Moratorium

Hello,

My name is Sraavya Sambara and I'm a resident of San Ramon and an incoming freshman at Harvard College. COVID-19 has undoubtedly exacerbated precarious living situations for vulnerable populations in the county, and I believe that the Board has a responsibility to take some actions immediately:

1. **Extend the eviction moratorium until 90 days after the state of emergency ends.** Residents need a reasonable period of time after the emergency period to stabilize their situation and recuperate. Renters need this minimum time to get back to work, and should be protected by the county in that scenario. Richmond has already set a precedent for this policy.
2. **Ban evictions for non-payment of rent due to COVID-19 and convert missed rent to consumer debt.** This ensures that renters who are unstable due to the pandemic will not be further jeopardized and that landlords will still get their payment eventually, when reasonably possible.
3. **Increase rental assistance and legal services for low income renters.** Vulnerable populations already receive disproportionately low access to housing, flexible landlords, and legal services. This will therefore promote equity for these groups after the emergency period.
4. **Pass just cause eviction protections and rent control to fill in shortcomings in California law.** The Bay Area housing crisis is a significant issue, and one that specifically affects low income populations. As this pandemic will only exacerbate this problem, action must be taken to heighten rent control and eviction protections.

These are reasonable requests and must be executed urgently.

Thank you,
Sraavya Sambara

From: David Jung <
Sent: Monday, July 13, 2020 11:59 PM
To: Clerk of the Board
Subject: Public Comment on Extending Rent Moratorium in Contra Costa

Hello BoS,

My name is David Jung, and I am a resident of San Ramon. I'm emailing you today to raise your awareness of the impending housing crisis in our area and **urge the Board to extend the County-wide eviction moratorium.**

Earlier this week, I was reading an article on CNBC that "almost one-third of U.S. households, 32%, have not made their full housing payments for July yet." That's up from 30% in June and it's a near record. The need for housing protections is critical, especially for our most vulnerable citizens.

I, myself, have worked extensively with constituents facing these issues and know of neighbors who are being devastated by the current pandemic. A failure to extend the eviction moratorium would directly harm them. I support the following requests/demands:

1. Extend the eviction moratorium until 90 days after the state of emergency ends.
2. Ban evictions for non-payment due to COVID-19, converting missed rent to consumer debt.
3. Increase rental assistance, tenant counseling, and legal services for low-income renters.
4. Pass just cause eviction protections and rent control to address gaps in state law.
5. Establish a tenant housing program to conduct inspections, create a rent and eviction registry, and provide other resources for tenants.

Please protect lives. Stand by our citizens in need. Extend the moratorium.

Sincerely,
David Jung

From: Kavin Kumaravel
Sent: Tuesday, July 14, 2020 12:00 AM
To: Clerk of the Board
Subject: Public Comment on Extension of Rent Moratorium

Hello,

My name is Kavin Kumaravel and I am a long-time resident of San Ramon. I am writing to urge the Board to extend the moratorium on rent collection. Many people are placed in a vulnerable position at the moment and are unable to afford rent due to COVID-19.

These are 5 things I request the Board do to mitigate that problem:

1. Extend the eviction moratorium until 90 days after the state of emergency ends.

The county guidelines have prevented people from going to work and earning wages. For people who live paycheck to paycheck, paying rent at a time like this would be extremely difficult, if not impossible.

2. Ban evictions for non-payment due to COVID-19, converting missed rent to consumer debt.

Contra Costa's eviction moratorium only allows tenants 4 months to pay back all unpaid rent. That's less than in Alameda, San Francisco, San Mateo, and Santa Clara Counties. Landlords will be able to get their money back, but we need to prioritize preventing evictions at this moment.

3. Increase rental assistance, tenant counseling, and legal services for low-income renters.

While the county used to have legal services for those facing the threat of eviction, that program was defunded years ago, making predatory landlords more powerful.

4. Pass just cause eviction protections and rent control to address gaps in state law.

AB 1482 was a good start, but it does not go far enough to actually stabilize costs. This law allows up to 5% and COLA which could be a 9 or nearly 10% increase. This over a period of years is untenable. Also, it excludes many tenants, like those who rent in mobile homes, and doesn't cover tenants until at least 12 months into a lease. Consumer purchasing power is sapped when 30 to 50% of a paycheck is spent on rent--often to out-of-town landlords and real estate investment companies--rather than spending it locally on groceries, school supplies, and more.

5. Establish a tenant housing program to conduct inspections, create a rent and eviction registry, and provide other resources for tenants.

Renters are often forced to make do with hazardous living conditions. Data on housing conditions in Contra Costa, especially for evictions doesn't exist. It's hard to create good policy without good data. We need a registry of rent increases and evictions each year.

This is a deeply political moment and the Board should realize that their decision on this issue can either improve the quality of life for numerous residents of Contra Costa County or it will throw people out onto the streets.

Thank You,

Kavin Kumaravel

From: Andrew Qin
Sent: Tuesday, July 14, 2020 1:02 AM
To: Clerk of the Board
Subject: Public Comment on Extending Rent Moratorium

To whom it may concern:

My name is Andrew Qin and I will be a sophomore at Washington University in St. Louis this fall and am a current resident in the Contra Costa county. I'm writing this to express my opinions on the COVID-19 pandemic and its effect on housing in this county. The current policies in place do not take into account the state of the economy and will not protect residents if they are not revised. Here are a list of demands I urge you to consider

1. Extend the eviction moratorium until 90 days after the state of emergency ends. It will take time for the economy to rebound and residents to get back to work. Renters need an additional 90 days after the emergency period to stabilize their lives.
2. Ban evictions for non-payment due to COVID-19, converting missed rent to consumer debt. Contra Costa's eviction moratorium only allows tenants 4 months to pay back all unpaid rent. That's less than in Alameda, San Francisco, San Mateo, and Santa Clara Counties. Tenants will need more time to regain financial stability in order to pay their debts, otherwise we'll see widespread evictions.
3. Increase rental assistance, tenant counseling, and legal services for low-income renters. There are an estimated 65,000 undocumented residents in Contra Costa County and most of them are renters. They contribute an estimated \$39 million in local taxes. They need and deserve services that are safe and accessible.
4. Pass just cause eviction protections and rent control to address gaps in state law. AB 1482 was a good start, but it does not go far enough to actually stabilize costs. This law allows up to 5% and COLA which could be a 9 or nearly 10% increase. This over a period of years is untenable. Also, it excludes many tenants, like those who rent in mobile homes, and doesn't cover tenants until at least 12 months into a lease.
5. Establish a tenant housing program to conduct inspections, create a rent and eviction registry, and provide other resources for tenants. There is not nearly enough services in this county to ensure safe and healthy living conditions for renters. Many renters have pests, mold, dangerous conditions and broken appliances.

I strongly urge the board of supervisors to take action towards benefitting our county and residents.

Sincerely,
Andrew Qin

From: Rohit Srinivas
Sent: Tuesday, July 14, 2020 1:06 AM
To: Clerk of the Board
Subject: "Public Comment on Extending Rent Moratorium"

Hello,

I am a Rohit Srinivas, a San Ramon resident. I just graduated high school, and in my time there I spent a lot of time doing debate. I learned about the issues that plague our society, hence I agree that these 5 points should be considered tomorrow:

1. **Extend the eviction moratorium** until 90 days after the state of emergency ends.
 - a. *The economy is hurting because of government action to protect public health. As long as the County is creating this situation, it's responsible to protect renters who've lost work or income as a result.*
 - b. *It will take time for the economy to rebound and residents to get back to work. Renters need an additional 90 days after the emergency period to stabilize their lives.*
 - c. *It's more efficient to link the expiration date to the health emergency--as is the case in Antioch, El Cerrito, Pittsburg, and Richmond--rather than revisiting this issue every month.*

2. **Ban evictions for non-payment due to COVID-19**, converting missed rent to consumer debt.
 - o *Contra Costa's eviction moratorium only allows tenants 4 months to pay back all unpaid rent. That's less than in Alameda, San Francisco, San Mateo, and Santa Clara Counties. Tenants will need more time to regain financial stability in order to pay their debts, otherwise we'll see widespread evictions.*
 - o *Landlords will still be able to collect the full amount of missed rent, but tenants will be protected from eviction during a pandemic. This is now the case in all of Alameda County and several Bay Area cities.*

3. **Increase rental assistance, tenant counseling, and legal services** for low-income renters.
 - o *There aren't enough services for tenants in this county. The county used to have legal services at the courthouse to support those being served with eviction notices. The county defunded that program four years ago.*
 - o *Black and Latinx households and women are more likely to be renters and more likely to spend too much on rent (more than 30% of their incomes). They're also more likely to be evicted. Renter rights are about racial, immigrant, and gender justice.*
 - o *There are an estimated 65,000 undocumented residents in Contra Costa County and most of them are renters. They contribute an estimated \$39 million in local taxes. They need and deserve services that are safe and accessible.*

4. **Pass just cause eviction protections and rent control** to address gaps in state law.

- Renters have been struggling for years with sky-rocking rents and unjust evictions even before the economic blow of COVID-19.
- We have seen many displaced year after year, forced to move further East in the County, and finally even out of the county or state.
- Now, displacement will be hugely accelerated, unless we take measures to control costs and stabilize rents.
- *This is a long-term problem and it needs long-term solutions like eviction protections and rent control at the city and county level. State laws are not enough.*
- *AB 1482 was a good start, but it does not go far enough to actually stabilize costs. This law allows up to 5% and COLA which could be a 9 or nearly 10% increase. This over a period of years is untenable. Also, it excludes many tenants, like those who rent in mobile homes, and doesn't cover tenants until at least 12 months into a lease.*
- *We need local measures to address these loopholes and make our county more resilient for the future.*
- *We need rent stabilization to keep essential workers in our communities.*
- *The local economy loses out when families have to spend 30 to 50% of their paychecks on rent--often to out-of-town landlords and real estate investment companies--rather than spending it locally on groceries, school supplies, and more.*

5. **Establish a tenant housing program** to conduct inspections, create a rent and eviction registry, and provide other resources for tenants.

- *There is not nearly enough services in this county to ensure safe and healthy living conditions for renters. Many renters have pests, mold, dangerous conditions and broken appliances.*
- *COVID-19 was called the "great equalizer" until the government released data on racial and ethnic disparities. There's a serious lack of data on housing conditions in Contra Costa, especially for evictions. We can't make good policy without good data. We need a registry of rent increases and evictions each year.*
- *Tenants have no place to go for more information about their legal rights and resources, especially in Central and East Counties. We know that Bay Area Legal Aid does very good work, but is located in West County, and limited by Federal law in who they can serve (not undocumented folks).*

Thanks,
Rohit Srinivas

From: Scarlet Reed ·
Sent: Tuesday, July 14, 2020 1:45 AM
To: Clerk of the Board
Subject: Public Comment on Extending Rent Moratorium

To whomever it may concern:

Hello, my name is Scarlet Reed and I am a resident of Contra Costa County. I am writing this email to voice my opinions on the extension of the eviction moratorium. During the pandemic, many people have lost their jobs and the state of the economy only seems to be getting worse day by day. Because of this, many county-wide policies need to be revised to accommodate for the ever-changing climate. I have listed five demands that I strongly recommend the Board consider before making any further decisions:

1. Extend the eviction moratorium to 90 days after the state of emergency ends. Due to the state of the economy, it is necessary that this policy is put into place to give renters financial flexibility right now.
2. Ban evictions for non-payment due to COVID-19, converting missed rent to consumer debt. The current 4 month deadline to repay unpaid rent is not long enough, and this policy will make sure that both landlords and tenants are fairly treated with enough breathing room for a reasonable payment deadline.
3. Increase rental assistance, tenant counseling, and legal services for low-income renters. The county needs to do more to help its low-income residents. Many of these residents are also undocumented or part of racial groups that have been disadvantaged in the past, so it is imperative that we look at this in a wider lens of socioeconomic and racial equality.
4. Pass eviction protections and rent control to address gaps in state law. Past policies have allowed displacement to increase over the past few years, and the pandemic has only increased this problem. Unless stronger legislation is passed to prevent unjust rent increases, we will continue to see high turnover and displacement in our county.
5. Establish a tenant housing program to conduct inspections, create a rent and eviction registry, and provide other resources for tenants. Not enough is being done to make sure that residents are living in quality housing. This problem should not be overlooked, as it is important that residents are surrounded by safe and healthy infrastructure.

It is important for the Board to recognize the weight that their actions carry. Anything that they decide to pass will undoubtedly affect the lives of many residents greatly. The Board should take the time to think through their policies very carefully, however, they should not use time as an excuse to dwindle on these urgent matters. Creating timely and quality legislation is the most important issue right now.

Thank you,
Scarlet Reed

From: Eshal Sandhu
Sent: Tuesday, July 14, 2020 2:23 AM
To: Clerk of the Board
Subject: Public Comment on Extending Rent Moratorium

To whom it may concern:

My name is Eshal Sandhu and I'm a student at Dougherty Valley High School. I'm writing to voice my thoughts on the county's housing policies, specifically how they're affecting communities in this time of COVID-19. Our policies need to be updated to match the state of our society today. I urge the county to consider the following demands:

1. Extend the eviction moratorium until 90 days after the state of emergency ends. Seeing as the economy is suffering because of government's lack of action over public health, the county has created our current situation. The county must protect renters who have become unemployed due to the crisis, and cannot afford housing prices.
2. Ban evictions for non-payment due to COVID-19, converting missed rent to consumer debt. Tenants should not have to be evicted because the circumstances of COVID-19 have costed them the resources to pay for housing.
3. Increase rental assistance, tenant counseling, and legal services for low-income renters. There is a huge lack of services for tenants in our country. Minorities are disproportionately affected by the lack of renting knowledge.
4. Pass just cause eviction protections and rent control to address gaps in state law. Renters cannot afford the current prices of housing, especially with the financial struggles brought by COVID-19. Rent should be capped to prevent obscenely high prices.
5. Establish a tenant housing program to conduct inspections, create a rent and eviction registry, and provide other resources for tenants. Renters have many problems with these incredibly expensive houses, and should have resources to have their issues addressed.

I really hope my concerns are met with immediate action. The needs of the citizens of the county should be prioritized, and our renters need to be protected.

Regards,
Eshal Sandhu

From: Will Dominie ·
Sent: Monday, July 13, 2020 5:40 PM
To: Clerk of the Board
Subject: Fw: BARHII Comments on Item D.9- Emergency Eviction Protections
Attachments: BARHII - Comments on Emergency Eviction Protections.pdf

From: Will Dominie
Sent: Monday, July 13, 2020 5:39 PM
To: supervisorandersen@bos.cccounty.us <supervisorandersen@bos.cccounty.us>; john.gioia@bos.cccounty.us <john.gioia@bos.cccounty.us>; federal.glover@bos.cccounty.us <federal.glover@bos.cccounty.us>; supervisor_burgis@bos.cccounty.us <supervisor_burgis@bos.cccounty.us>; supervisormitchoff@bos.cccounty.us <supervisormitchoff@bos.cccounty.us>
Subject: BARHII Comments on Item D.9- Emergency Eviction Protections

Supervisors,

Please see attached the Bay Area Health Inequities Initiative's (BARHII) comments in support of extending and expanding the County's emergency eviction protections, which we see as essential to allow Contra Costa residents to continue to shelter in place and protect all of us from the COVID 19 virus. Thank you for your consideration,

Will Dominie

Will Dominie | Impact Manager of Housing and Equitable Development | Pronouns: He/Him/His
Bay Area Regional Health Inequities Initiative (BARHII)|Rise Together
www.barhii.org | www.risetogetherbayarea.org
555 12th Street, Fifth Floor, Oakland, CA 94607 | WDominie@barhii.org | (510) 210-8310
Note: I am in the office Monday through Thursday.





Bay Area Regional Health Inequities Initiative

Alameda County | City of Berkeley | Contra Costa County | Marin County | Napa County | City and County of San Francisco | San Mateo County | Santa Clara County | Santa Cruz County | Solano County | Sonoma County

July 13, 2020

Contra Costa County Board of Supervisors
651 Pine Street
Room 107
Martinez, CA 94553

RE: Agenda Item D9: Ordinance No. 2020-20, continuing a temporary prohibition on evictions and continuing a residential rent increase moratorium

Dear Board Chair Andersen and County Supervisors:

The Bay Area Regional Health Inequities Initiative (BARHII) is the coalition of the San Francisco Bay Area's eleven public health departments committed to advancing health equity. Thank you for your leadership to date in addressing the COVID-19 pandemic to protect the health and well-being of the more than one million residents who call Contra Costa County home.

In BARHII's eyes, housing is a critical piece of the community health puzzle. As the County prepares the next phase of its response to the pandemic, **we encourage the Board of Supervisors to adopt Ordinance No. 2020-20, an urgency ordinance continuing a temporary prohibition on evictions of tenants in Contra Costa County impacted by the COVID-19 pandemic and continuing a residential rent increase moratorium.**

Additionally, the ordinance could be strengthened to improve health by:

Extending the eviction moratorium until 90 days after the state of emergency ends.

- The County public health department's protections are critical to reducing the spread of COVID, but many residents (especially renters) do not have the luxury or flexibility to work from home and are out of work.
- People are following County orders by staying home/out of work to protect community health, however renters need County protections to ensure their lives aren't further destabilized by homelessness
- The economy will take time to rebound and it will be some time before residents return to work. Providing an additional 90 days will allow many renters to get back on their feet.

Eliminating evictions for non-payment due to COVID-19, converting missed rent to consumer debt.

- Contra Costa's eviction moratorium only allows tenants 4 months to pay back all unpaid rent. That's less than in Alameda, San Francisco, San Mateo, and Santa Clara Counties. Tenants will need more time to regain financial stability in order to pay their debts, otherwise we'll see widespread evictions.
- Landlords will still be able to collect the full amount of missed rent, but tenants will be protected from eviction during a pandemic. This is now the case in all of Alameda County and several Bay Area cities.
- This critical protection will ensure that Contra Costa County renters in good standing who couldn't pay rent during COVID are not shut out of from quality housing opportunities in the future because of financial circumstances out of their control (COVID Shelter in Place).

Housing Instability and Health under COVID-19

Ensuring housing stability is essential to protect the health of Bay Area residents as the region responds to and recovers from the immediate COVID-19 crisis. Loss of stable housing—through eviction, foreclosure, natural disaster, or other causes—poses numerous significant health risks, both for the individuals directly affected and for the larger population.

Loss of housing disrupts a family's ability to "shelter in place" and practice "social distancing," which increases the likelihood of disease transmission. For example, renters who lose their housing must travel to seek out alternative housing arrangements or may stay with friends and family in overcrowded conditions. These actions increase potential for exposure and conflict with recommended "social distancing" practices.

Loss of housing is also a leading contributor to homelessness. People experiencing homelessness face increased barriers to staying healthy during this pandemicⁱ. For example, many people experiencing homelessness live in environments that are conducive to a disease epidemic, including lack of regular access to basic hygiene supplies and showering facilities, which could facilitate virus transmission. They also face serious health issues due to their inability to isolate, quarantine, and recover. The homeless population is also disproportionately older—in California, roughly half are 50 years and older—and live with chronic underlying health conditions, which are critical risk factors for contracting COVID-19 and suffering more severe outcomes.ⁱⁱ

As research from BARHII shows, housing insecurity can impact health in many other ways. This includes:

- Families forced to make unhealthy trade-offs between paying for housing and investing in medical care, nutrition, and other basic needs.
- Unsafe housing conditions, including exposure to lead-based paint, mold, pests, lack of heating, and other conditions that lead to chronic illness.
- Mental health impacts including higher rates of depression.
- Impacts on children, including behavioral problems, educational delays, low birth weights, and other ongoing health conditions such as asthma.
- Health effects of long commutes to job centers, including lower rates of physical activity, lower cardio-respiratory fitness, and higher Body Mass Index, stress, and blood pressureⁱⁱⁱ.

Together, through immediate action at the local, regional, state, and national level, we can ensure stable housing to provide a foundation of health of all residents in this time of crisis.

Sincerely,

Will Dominie
Impact Manager of Housing and Equitable Development
BARHII
WDominie@barhii.org
(510) 529-1122

ⁱ <https://www.thelancet.com/action/showPdf?pii=S2468-2667%2820%2930053-0>

ⁱⁱ <https://www.scientificamerican.com/article/coronavirus-poses-unique-threat-to-u-s-homeless-population1/>

ⁱⁱⁱ <http://barhii.org/wp-content/uploads/2016/02/BARHII-displacement-brief.pdf>

June McHuen

From: Vivian Kuang <v...>
Sent: Monday, July 13, 2020 6:44 PM
To: Clerk of the Board
Subject: Urging action for tenants in Contra Costa County

Dear Contra Costa County Board of Supervisors,

My name is Vivian Kuang; I am a resident of San Ramon and an incoming first year at UC Berkeley. I am emailing today to urge Contra Costa County to take leadership and protect vulnerable renters during this unprecedented pandemic.

In the wake of a resurgence of COVID-19 cases, there is a new crisis on the horizon: a mass wave of evictions due to the continued economic fallout. With this in mind, I urge the BOS to take several actions:

1. Extend the eviction moratorium until 90 days after the state of emergency ends. Even after the emergency period ends, it will take time for renters to stabilize financially. Additionally, it is more efficient to link the duration of the eviction moratorium to the public health emergency (as other areas like Antioch, Pittsburg, and Richmond have done) instead of revisiting the issue every month.
2. Ban evictions for non-payment of rent due to COVID-19 and convert missed rent to consumer debt. Currently, Contra Costa only allows 4 months for tenants to repay rent — a policy much stricter than most of the other Bay Area counties. If/when the public health crisis ends, the economic crisis will persist, and renters need more time to regain financial stability and repay their debts. Landlords will still be able to collect the full amount of missed rent, but during this pandemic, tenants should be protected from eviction.
3. Increase rental assistance and legal services for low income renters. Tenants are often at a severe disadvantage when dealing with eviction, and county legal services for those facing eviction have been defunded. In particular, those who face eviction tend to be lower income, people of color or immigrants, and women, making this a critical issue of equality and economic justice. America is amidst a mass movement to rectify inequality in this nation, and much of this change must originate from local decision making bodies like the BOS.
4. Pass just cause eviction protections and rent control to fill in shortcomings in California law. Even before the COVID-19 crisis, rent has been a pressing issue in California, and housing has become more and more unaffordable. State laws such as AB 1482 are a good start, but do not go far enough to stabilize rent costs and excludes many categories of tenants, such as those rent mobile homes, or those who are not at least 12 months into their lease. This pandemic uniquely accelerates the housing crisis and will tear at the fabric of our communities unless action is taken. Our community suffers when families are displaced from the area or are forced to divert their paychecks to non-local landlords or real estate interests.

The BOS is in a unique position to help our community weather this crisis. The county should take initiative on this and create a consistent policy for everyone in the county, as leaving it up to individual cities will undoubtedly leave many vulnerable members of our community out to dry. I implore the county to exhibit leadership in this crisis; we all benefit when our society is more inclusive and prosperous, and a critical step to achieve this goal is stabilizing housing for families across the county.

Thanks,
Vivian Kuang