

D.3 Eviction Moratorium

#	Agenda Item	Your Name	City	Comments (1500 character limit)
1	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	James Becker	Antioch	<p>As a resident of Antioch and CEO of RCF Connects, I am concerned that the draft ordinance does not provide sufficient protection for all residents. I ask you to strengthen the ordinance with a longer grace period - of 90 to 120 days for each month of back rent; reduce the burden of documentation requirements, allow the inclusion of text messages, emails, or other forms of communication, and extend the time tenants have to produce documentation to 30 days. I know that homeowners and those with rental properties will also need protection and I ask that you add language that also applies to a moratorium on foreclosures.</p> <p>People are suffering and although many cities have enacted ordinances already, I urge you to enact the strongest ordinance possible to protect all of us during this pandemic created economic collapse.</p> <p>Thank you for your leadership on behalf of all Contra Costans.</p>
2	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Karen Gremer	Concord	<p>Board Chair Andersen and Supervisors of Contra Costa County,</p> <p>My name is Karen Gremer and I am a Contra Costa County resident as well as a local housing provider in both Concord and Antioch. I encourage your consideration of potential unintended consequences this ordinance could have, and include reasonable accommodations to strike a balance between renters and rental housing providers.</p> <p>I would like to ask that the moratorium should include the following;</p> <ul style="list-style-type: none"> * Advance notification by the tenant to their landlord if the tenant is unable to pay their rent. A 30 day notice would be best. * For the tenant to establish a burden of proof claiming COVID-19 related hardships and allowing partial payments. I would like to emphasize that the moratorium is not meant to be a rent waiver and that documentation of COVID-19 financial hardship must be required. The tenant would need to pay any back rents within a given period of time. * Language that will allow and encourage a partial payment plan if the resident can demonstrate their ability to do so. <p>Also, I would like the board to strongly consider establishing a rental housing equity fund to assist housing providers with limited cash flow and owners who suffer financial hardships due to the moratorium.</p> <p>A question for you to consider. If landlords are unable to afford and provide housing, where will the renters go?</p> <p>Thank you for your time.</p> <p>Karen Gremer</p>

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3	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Eva DiGrazia	Walnut Creek	<p>Dear Board Chair Andersen and Supervisors,</p> <p>My Name is Eva DiGrazia. I live in WC and am an East Bay native. I have owned my rental townhouse (94597) for over 20 years. I am a very small investor and worked hard over the years to acquire and maintain my property. I currently work part time to supplement my retirement income - which is my rental income. I consider myself a caring and fair landlord (I'm sure my tenants would agree!).</p> <p>I strongly believe that tenants need to be protected, but please don't forget about people like me, small landlords who depend on our rents for our own financial survival. Please consider the potential unintended consequences your ordinance could have and include reasonable accommodations to strike a balance between renters and rental housing providers.</p> <p>Please consider language that would encourage advanced notification by the tenant to their landlord if they are unable to pay rent, establishing a burden of proof for tenants claiming COVID-19 related hardships, allowing partial payments, and emphasizing that the moratorium is not meant to be a rent waiver.</p> <p>Thank you for your consideration.</p> <p>Respectfully, Eva DiGrazia</p>
4	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Rich Martini	Moraga	<p>Dear Board Chair Andersen and Supervisors,</p> <p>My name is Rich Martini and I am a longtime Contra Costa County resident as well as a local housing provider in El Cerrito. I believe that the ordinance you are considering will have distressing consequences for all housing providers, especially those small mom and pop owners. I am asking you to consider a more balanced approach that can achieve positive benefits for both residents and apartment owners.</p> <p>The ordinance as currently drafted does not account for any requirement by the tenant to make a partial rent payment, even if that tenant is financially able to do so. This would cause severe unintended consequences, as the possibility exists that no rent will be collected for a 120-day period. Additionally, there is no moratorium for on-going property operating expenses, such as utilities, insurance, taxes and repairs, and so a severe financial hardship for myself as well as the majority of mom and pop owners would entail.</p> <p>Please consider language that would mandate a prior notice requirement by the tenant to notify the landlord if unable to make some or all of their rent payment, as well as a mandate to allow negotiation between tenant and landlord for the tenant to make partial rent payments.</p>

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5	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	marshall donig	crockett	<p>Dear Friends- We are Crockett property owners with a 6 apartment rental on our street. We are retired (except for maintaining & fixing our rental property).A usually enjoyable task. We saved for a long time to purchase this property for our retirement & endured years of it not making enough money to make the payments andpay the expenses. It finally makes enough money that, along with our social security, we can live ok. All of our renters are very long term. All are nice neighbors. The fact that they are long term (most 10 years or so) means we get along well and respect each other and each others concerns. We have dealt with each other successfully. The rent regulations you are considering today will alter and place much greater stress hardship on us and our nice renters. We will not be able to keep up the level of maintenance and improvements as in the past; will require us to keep our rents closer to the prevailing rents in the area (our long term renters pay very low rents) and will reduce our ability to deal with potentially disruptive residents (none for a long time, thank goodness). Our retirement income and future will be, likely, severely affected. I have never written to you, called you, or prevailed upon you in any way before. Our health is fine. This issue is of great concern to us, and is the most important issue in our lives now. Please give our worries and future some consideration. Marshall</p>
6	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Ali Uscilka	Concord	<p>Good afternoon Supervisors and staff. My name is Ali Uscilka and I am the Director of Healthy & Active Before 5.</p> <p>We are grateful for the Board's action to draft an ordinance to protect tenants from eviction during the COVID-19 crisis. We support this ordinance because housing insecurity is harmful to young children, and the current crisis places tens of thousands of families at risk.</p> <p>No family should have to worry about being evicted or becoming homeless at this time, or in the near future while our economy recovers. I urge you to strengthen today's ordinance for it to have the intended impact:</p> <p>Similar to the ordinances passed in 5 cities to date, there should be a longer grace period for paying back rent. Families unable to pay their rent now will need more than 120 days to get back on their feet. Providing more time will ensure that landlords receive the money they are owed, and prevent a wave of evictions in the coming months. We request 90 days for each month of missed rent, or one year.</p> <p>Please also consider providing families more flexibility with how and when they provide documentation for lost wages. Families are juggling many priorities at this time, and many do not have easy access to pay stubs or other documents.</p> <p>A strong policy will protect thousands of Contra Costa families, and provide the assurance they need to stay at home for the health of our communities. Thank you.</p>

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7	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	John Jones	Antioch	<p>Good afternoon Supervisors and staff. My name is John Jones and I am I am a resident of Antioch.</p> <p>I am grateful for the Board's action to draft an ordinance to protect tenants from eviction during the COVID-19 crisis. I support this ordinance because I live in a community that was impacted greatly during the last housing crises.</p> <p>No family should have to worry about being evicted or becoming homeless at this time, or in the near future while our economy recovers. I urge you to strengthen today's ordinance for it to have the intended impact:</p> <p>Similar to the ordinances passed in 5 cities to date, there should be a longer grace period for paying back rent. Reasonable payment options should be encourage so families are not driven further into debt. Providing more time will ensure that landlords receive the money they are owed, and prevent a wave of evictions in the coming months. I support 90 days for each month of missed rent, or one year.</p> <p>A strong policy will protect thousands of Contra Costa families, and provide the assurance they need to stay at home for the health of our communities.</p>
8	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Carmita Vallejo		<p>Good afternoon, my name is Carmita Vallejo and I'm a member of the Central County Regional Group Sponsored by First 5 Contra Costa.</p> <p>I'm writing to you to ask you to please pass a moratorium on rent increases and increase the grace period given to pay back rent. 120 days is in no way realistic to the situation we're living in. Also, loosen the documentation requirements and extend the time tenants have to produce it from 14 to 30 days.</p> <p>I live paycheck-to-paycheck. I volunteer my time with the CCRG and also with my church. I know many families in our county that are being dramatically affected by this COVID-19 crisis. A lot of these families are living in fear of ending up homeless. They are struggling to afford rent and necessities. I've shared my food with the neighbors, is a heartbreaking situation.</p> <p>120 days is not enough for a single person like myself to recover financially and pay back thousands of dollar I will owe, along with staying on top of current rent and bills. If it's not enough time for me, what makes you think it's enough time for a family of 5 living on the minimum wage? And that's if people can find a job right away after the shelter in place is lifted.</p> <p>People with medical, financial, housing, childcare, and family problems don't have time to collect all documents to prove that they're struggling, WE ALL ARE STRUGGLING.</p> <p>Please enact a moratorium immediately!</p>

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9	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Dolores Ramos		<p>Good afternoon, my name is Dolores Ramos. I'm a single mother and a volunteer with the Central County Regional Group, sponsored by First 5 Contra Costa.</p> <p>I'm writing in full support of a countywide moratorium on evictions and rent increases.</p> <p>I'm a single mother to a little girl and due to COVID-19 my work hours have been considerably reduced making it difficult to afford all my bills during this time. I fear that as we transition back to a full time work schedule, it will take me a long time to recover financially. This is not just the case for me but for thousands of other families like me, living on minimum wage. This is why it is imperative for you to increase the grace period to at least a year or 120 days per month in arrears.</p> <p>Also, I'd like to ask you to loosen documentation to prove hardship and extend the time we have to turn in documentation to a landlord from 14 to 30 days after rent is due. As a single mother who is working part time, and helping my daughter with schoolwork, it is just too much to also burden us with by requesting so much documentation.</p> <p>I'm counting on you to do the right thing and support working families during this pandemic.</p>
10	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Silvia Angeles	Antioch	<p>Good afternoon. My name is Silvia Angeles, an Antioch resident for more than 20 years and a proud member of the East County Regional Group, sponsored by First 5 Contra Costa.</p> <p>I want to strongly encourage you to enact immediately a moratorium on evictions and rent increase for our county.</p> <p>Currently, the city of Antioch has not offer tenants any protections against rent increases. Personally, I am self-employed and depend financially on my small cleaning business. COVID-19 has created an economic hardship for my family and me. I am constantly stressing about my upcoming bills and monthly rent and fear that any moment my landlord could choose to increase my rent. Unfortunately, if my rent is increased during this crisis it will be impossible for me to recover and would most likely be evicted.</p> <p>Similarly, in order for families to feel relief during this time, the grace period to pay back owed rent has to be sufficient. We ask that you extend your grace period to 120-days per month the order lasts of arrears. Families need this time to save and pay back the increasing debt.</p> <p>However, we also request enforcement of this ordinance. Provide tenants with a legal avenue if landlords refuse to follow the law.</p> <p>We need relief now! I urge you to protect families by passing a moratorium on evictions and rent increases. Please provide a clause to give a 120-day grace period in arrears per each month the Shelter in Order lasts.</p>

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11	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Belem Ramirez	Antioch	<p>Good evening Mayor, Council members and staff. My name is Belem Ramirez and I am a member of the East County Regional Group. Today, I come here to talk about the temporary moratorium over the evictions of residential and commercial renters. Our group's values are to fight for the less fortunate to strive for equality and equity. Our objective is to help children and give them a voice, in this current pandemic one way we can help children is by helping their parents have a steady household. The problem is that parents living paycheck to paycheck with no savings are at risk of losing their homes and in such extension unable to provide a safe place for their kids. The solution to this problem is in your hands to establish an extensive moratorium that allows for each unpaid month of rent to have a grace period of 120 days to allow the renter to pay. I believe if you support this moratorium it will give this community hope, in these dark times all we can seek for is hope and faith to keep us going. Give this community a fighting chance. For these reasons, I ask you to please take action by supporting our groups fight.</p> <p>Thank you. Belem Ramirez</p>
12	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Christine Clark	Antioch	<p>Good Morning Supervisors. My name is Christine Clark, an Antioch resident and the Co-Chair of the East County Regional Group.</p> <p>Our group is committed to creating a healthy, safe and more equitable East county for young children and families.</p> <p>Thank you for drafting the countywide eviction and rent increase moratorium for all residents of Contra Costa County. This ordinance is necessary during this challenging time.</p> <p>There is no reason to put more people on the streets. All families are trying to follow the Shelter in Place order and should not be punished because of it.</p> <p>Currently, your grace period only covers 4 months, I strongly ask that you revisit this item and extend your grace period for repayment of owed back rent to 120-days for every month in arrears the order is in effect. This will allow time for families to pay back rents on top of all of their other expenses.</p> <p>The documentation process could also be broader to allow more flexibility for families to show prove of their hardship. Please help the most vulnerable families by not making this process more demanding and challenging. Allow them 30 days to provide this prove instead of 14 days.</p> <p>I fully support also extending moratorium protections to homeowners.</p> <p>I urge you to pass a countywide eviction and rent increase moratorium with the guidelines provided. Thank you.</p>

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13	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Yaratzet Santiago	Antioch	<p>Good morning. My name is Yaratzet Santiago, I am a resident of Antioch and am a member of the East County Regional Group, sponsored by First 5 Contra Costa.</p> <p>Thank you for considering this important action item. I am in full support of a countywide moratorium on evictions and rent increases. However, to make this ordinance stronger, we urge you to provide a longer grace period to pay back owed rent.</p> <p>My family has been affected severely by the Covid-19 pandemic. My husband had just returned to work in January of this year and got laid off in March, due to the Shelter in Place order. This situation has caused my family a tremendous hardship. We are a family of 4 members and it has been very hard to continue to pay for food and rent. Sadly, we don't qualify to receive any public benefits and like me are thousands of families going through the same thing. I feel so impotent witnessing the consequences of this pandemic.</p> <p>We look to you as local leaders to support and protect us. Passing a moratorium on evictions and rent increase is a critical step to protect Contra Costa families.</p> <p>Enact immediately a moratorium on evictions and rent increases! I urge you to include a clause for a grace period of 120-days PER MONTH after the shelter in place order is over. Your current proposal of 4 months is not sufficient and will only cause more hardship, more evictions, and more homelessness in the future.</p>

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14	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Chipo Washington	Walnut Creek	<p>Good morning. My name is Chipo Washington, resident of Walnut Creek, and Chair of East County Regional Group.</p> <p>We are a group of parent advocates that work to improve the conditions of our community for children and families.</p> <p>I would like to express my support for a countywide Moratorium on evictions and rent increases. We thank you for taking the steps necessary to protect all residents during this difficult time. However, there are components of the ordinance that can still be strengthened.</p> <p>I am very concerned about the impact Covid-19 has had on Contra Costa families. Many families have suffered loss of income and have been living on their savings for the past month. We need stability in this very uncertain time. This is why I urge you to grant a 120-day grace period to pay back owed rent for every month of arrears. In your current proposal, it only allows 4 months but many families will be unable to pay so many thousands of dollars in such a short amount of time. This grace period will give tenants the opportunity to recover from lost wages while paying current rents due upon receipt.</p> <p>Contra Costa residents need your support during this time. Enact a moratorium on evictions and rent increases now. Strengthen the ordinance by granting us a 120-day grace period to pay back owed rent for every month of the order.</p>
15	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Alma Gomez	San Pablo	<p>Hi my name is Alma Gomez and I am Resident of San Pablo and a member of the community group ACCE I am writing because I want you to enact a moratorium on evictions and rent increases." we're not working because covid -19 we don't have money to pay rent and buy groceries we need you help</p>

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16	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Silvia Perez	Bay Point	<p>Hi my name is Silvia Perez and I am a resident of Bay Point CA and a member of the community group ACCE. I am writing because I want you to enact a moratorium on evictions and rent increases." Our Family is been affected by the pandemic because my daughter her job was reduce less of 50% , my husband is retired , and my son he is sick he is a schizophrenic under medication , Sandra has 5 children 3 sick with mental problems , our mortgage is \$1300 a month we are not going to pay May , we do not have enough money for rent and bills just for food , we hope that you see our situation and help us .</p> <p>Thank you,</p>
17	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Guadalupe Morales	San Pablo	<p>Hi my name is Guadalupe Morales and I am a resident of San Pablo and a member of the community group ACCE. I am writing because I want you to enact a moratorium on evictions and rent increases. It's already been a difficult time in the Bay Area to keep working class families in their homes, but it's now more important that ever.</p> <p>The social impact of evictions on families and communities will be brutal due to COVID-19. Nationwide, unemployment claims have skyrocketed to record-breaking levels. Many more will lose their jobs in the coming months. A staggering 47 percent of renters spend more than a third of their income on rent, while one-quarter of renters give more than half of their income to their landlord. For these households, any loss in income is a threat to housing stability.</p> <p>The County has responsibility to step in to stabilize both communities and the housing market. A rent moratorium is no substitute for a more rational and humane long-term housing policy, but as we face this pandemic, I hope our Supervisors will make the right move.</p>

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18	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Jacqueline Chavez		<p>Hi my name is Jacqueline Chavez and I am a resident of Bay Point and a member of the community group ACCE. I am writing because I want you to enact a moratorium on evictions and rent increases." I not been able to work , because my job is cleaning homes i the last month , my husband is the only one working ,we have 2 teenagers 14 and 17 years old we have living in this place for 5 years , we are very worry that my husband can loss his job .</p> <p>We ask that you do all you can to help our community .</p> <p>Thank you,</p>
19	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Lucia Roan	Bay Point	<p>Hi my name is Lucia Roan and I am a resident of Bay Point and a member of the community group ACCE. I am writing because I want you to enact a moratorium on evictions and rent increases." My husband since a month he is only working 1 or 2 days a week , for us it is a very difficult situation , we do not have money to pay the rent of May 1 , and pay bills and buy food, we have 3 children one girl is 9 years old and 2 boys 7 and 13 years old . our rent is \$1600 a month . Please do all you can to help us .</p> <p>Thank you</p>
20	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Maria Navarro	Bay Point	<p>Hi my name is Maria Navarro and I am a resident of Bay Point CA and a member of the community group ACCE. I am writing because I want you to enact a moratorium on evictions and rent increases." The last month my husband has been working 1 or 2 days , we are not going to be able to pay rent \$ 1600 plus a car payment of \$600 and bills , we have 3 children 10, 6 and 1 year old , we are been living is this home the last 10 years we are very concern that this pandemic continues because we are not going to be able to pay anything.</p> <p>Please see our situation and help us .</p> <p>Thank you,</p>

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21	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Rosa Flores	Bay Point	<p>Hi my name is Rosa Flores and I am a resident of Bay Point CA and a member of the community group ACCE. I am writing because I want you to enact a moratorium on evictions and rent increases." I am living in this town for more that 20 years, with this pandemic my son lost his job , and now we are in a very critical situation to be able to pay the Mortgage and bills and to buy food , we are 5 with my grand children and his wife .</p> <p>Than you,</p>
22	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Rosa Vargas	Bay Point	<p>Hi my name is Rosa Vargas and I am resident of Bay Point and a member of the community group ACCE. I am writing because I want you to enact a moratorium on evictions and rent increases. We are trying to do the impossible and we have faith in you, our Board members, to do the right thing for all the people who need assistance, so they wont be evicted from their homes in this crisis. Be sure to extend the grace period for repayment to at least 90 days per month of back rent owed, so we dont create a second crisis when tenants are unable to catch up on their rent due to an artificially tight deadline. Remember "40% of Americans would struggle to come up with \$400 for an unexpected emergeceny".</p>
23	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Victor Ramirez	Bay Point	<p>Hi my name is Victor Rameriz and I am a resident of Bay Point and a member of a community group ACCE. I am writing because I want you to enact a moratorium on evictions and rent increases. I volunteer with my church to provide food for those that are in need. Not only have our days increased but we have alot more people because of the corona virus. If these people do not have food, they do not have money for their rent. As a county and city, we can not afford thousands and thousands of new homeless. It will only help spread the corona virus and we do not have the support to feed so many. Please think about the whole county as you make this choice. Also include to extend the grace period to at least 90 days per month of back rent owed, so we dont create a second crisis when tenants are are unable to catch up on their rent due to an artificially tight deadline. This is an important decision the five of you are going to make for everybody in our county. Please include your faith on this decision.</p>
24	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	John Schaeffer	Walnut Creek	<p>i am concerned about this ordinnace and want the board to address how does this address rent increases that were noticed or agreed to in writing before the ordinance passed but take effect after the ordinance passes? this is problematic</p>

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25	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Kevin	San Ramon	<p>I have doing business in San Ramon community for over 20 years in the same retail shopping center. As a small business with Covit situations I and many local small business need a relief from evictions for a period of at least six months. We need the board to consider putting some kind of rules Not to evict small business specially in commercial settings. The reason why I am asking for six months is because I feel the Contra Costa county civil authorities are not inclined to open fully all the business in May and I feel very strongly that the partial opening could happen in July or August at best. I therefore believe if a period can not be extended longer then this will be too late and some landlord or commercial property owners will file for eviction. This is especially thru that many many small business have not received any funding or loans yet.</p> <p>Thank you very much for your consideration!</p>
26	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Shannon G.	House in Brentwood	<p>I own a property along Sycamore in Brentwood. I use the income from that property so I can rent a house in another city so my kids can be in a better school district. I am not made of money. I am just a concerned mom who want her kids access to good education.</p> <p>I want the required documentation to be required when my tenants ask to participate in this moratorium program. It doesn't make sense for me to wait until I send a notice to my tenant then wait for 14 days for my tenant to provide the documentation.</p> <p>Under this ordinance, I am prohibited from giving a rent increase notice or notices to vacate. So why do I need to give one BEFORE I can ask for documentation from my tenant? Please make sure that the documentation requirement and advanced notice is given to the landlord first.</p> <p>This way, I can make arrangement to make sure payments to my rental house that I live in is also protected.</p> <p>Thank you and take care.</p>
27	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Douglas A Leich	Danville	<p>I urge you to strengthen the proposed ordinance by increasing the grace period from the proposed 120-day total to allow 120 days for each month of missed rent, as recommended by East Bay Housing Organizations in their April 13 letter to you. A 4-month repayment period for missed rent is likely to be an insurmountable obstacle for low income tenants who are already rent burdened. We must avoid having a wave of evictions after the worst of the pandemic has passed. What if the crisis lasts for 3 months, or more? That would mean that tenants--many now out of work--could be expected to pay nearly double their usual rent, or even more, for 4 months following the state of emergency. For many low-income renters, that will be impossible, thus setting off a cascade of evictions later this year. We must always keep in mind that housing is health care. Loss of housing would make sheltering in place impossible, leading to increased COVID-19 transmission and many other adverse impacts.</p>

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28	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Brendon O'Laskey	Antioch, CA	<p>My name is Brendon O'Laskey. I am an East County resident and a member of the East County Regional Group, sponsored by First 5 Contra Costa.</p> <p>We are a group of parent advocates working towards a healthy, safe and equitable East County for young children and families.</p> <p>I fully support a countywide eviction and rent increase moratorium as it is essential to support families struggling with job loss and medical concerns in this unprecedented crisis.</p> <p>After the shelter-in-place ends and the moratorium is lifted, tenants need a reasonable grace period to pay back rent. The economy will not bounce back immediately and many families will need to look for new jobs. It is unrealistic to expect us to pay back all rent due within 4 months, especially if this continues beyond May. It merely delays the wave of evictions. Instead, allow people a floating payback period based on the number of months in shelter-in-place, 120 days per each month the order lasts.</p> <p>We also urge you to loosen documentation and provide tenants with more time to produce this documentation. The 14 days provided is not enough, we need minimum 30 days. Families are stressed as it is, do not create an unnecessary burden for them.</p> <p>I urge you to enact a moratorium on evictions, rent increases and give a 120-day grace period per month to pay back owed rent. We need to prepare to get out of this crisis together.</p>
29	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Carmen Cruz	Bay Point	<p>My name is Carmen Cruz and I am a resident of Bay Point CA and a member of the community group ACCE. I am writing because I want you to enact a moratorium on evictions and rent increases." All our Family was lay off of work we are 4 members and my husband ,his brother and our son lost jobs we are very worry that we can not pay rent of May and bills and food, no one is going to received any check or qualify for EDD, does why we have a critical situation , please help our family and community.</p> <p>Thank you,</p>

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30	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Debra Ballinger	Concord	<p>My name is Debra Ballinger and I am the Executive Director of Monument Impact.</p> <p>This public health crisis comes on top of an already existing local and regional housing affordability crisis and shows all of us that very little matters as much as a safe, stable home. This is why we support an eviction moratorium and rent freeze. In the past month, we have fielded calls from residents of Concord, Pleasant Hill, Walnut Creek and other cities, who informed their landlords that due to loss of income related to COVID-19, they are unable to pay their rent. Unfortunately, many residents have already received eviction notices or are being threatened with eviction once the shelter in place order is lifted. This is a pattern of harassment of immigrants who do not speak English and do not understand the eviction process that we have seen for years.</p> <p>These elements are critical to this ordinance:</p> <ul style="list-style-type: none"> • Ensure NO 'no fault' evictions will be issued or carried out during the Shelter in Place order. • Provide a significant grace period for payment of back rent to respond to a variety of unknown scenarios AND help residents get back on their feet economically. • Place a freeze on rent increases • Create fair documentation requirements for thousands of workers who do not receive pay stubs. • Make the ordinance enforceable to prevent retaliation against tenants for inability to pay rent during this crisis. <p>We ask you to please pass this moratorium today. People need help now!</p>

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#	Agenda Item	Your Name	City	Comments (1500 character limit)
31	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Eduardo Torres	Bay Point is not a city	<p>My name is Eduardo Torres, I'm the Northern California Regional Coordinator with Tenants Together. We're a statewide coalition of local tenant organizations dedicated to defending and advancing the rights of California tenants to safe, decent, and affordable housing.</p> <p>I am also a lifelong resident of the unincorporated community of Bay Point where me and my family are renters. I writing today because I fully support this board adopting a moratorium on evictions, but I strongly feel that it should include the following.</p> <p>1)An extended grace period for renters to payback rent. 120 days is simply not enough time to pay back 2 or possibly 3 months of back rent. 120 days is insulting, especially since there are already cities in this county that allow much more time than that to pay back rent. This board should adopt a moratorium that would allow at least 90 days to pay back rent per each month that is owed.</p> <p>2)Extend time renters have to provide that documentation. 14 days is not enough time, especially for those that work in gig economies and can't provide documentation as easily as you or me could. The burden is heavily put on the renters in this situation, so there needs to be more time for us to provide documentation. It's only fair that people who don't have access to resources are given more time to provide documentation to their property owner.</p> <p>Thank you for your time.</p>

D.3 Eviction Moratorium

#	Agenda Item	Your Name	City	Comments (1500 character limit)
32	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Jess Jollett	Antioch	<p>My name is Jess Jollett and I am the executive director of Lift Up Contra Costa, a countywide coalition of labor, advocacy, and community organizations. I am grateful to the Board for bringing forward a draft ordinance with key protections for tenants. And, I am so very proud of the impacted tenants and advocates that have gotten us here today.</p> <p>There are three areas of this ordinance that still need your leadership.</p> <p>1) Extend the grace-period given to tenants and small businesses to pay the back rent. A total of 120 days (just 4 months) to pay back 2 or possibly even 3 months of rent is unrealistic. How are so many low-wage service workers, child-care providers, hotel housekeepers, waiters and waitresses, going to do that---and pay the current month due?</p> <p>2) Build in more enforcement mechanisms. Laws are only as good as their enforcement. We need stronger provisions for attorneys fees so that low-income clients can find legal representation if they are wrongfully evicted.</p> <p>3) Simplify the documentation requirements and to extend the time tenants have to provide that documentation from 14 days to 30 days. The time to get adequate documentation, especially from gig workers and those in the informal economy takes more time.</p> <p>Hundreds of people from all sectors have spoken out over the last 4 weeks for a strong ordinance. Please respond appropriately to your constituents and pass an ordinance that will protect us all. Thank you for your time and leadership.</p>
33	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Mariana Moore	Richmond	<p>On behalf of Ensuring Opportunity's Leadership Team and community partners, I am writing to thank you for your vision in considering this draft ordinance today. Thanks to your leadership, tens of thousands of Contra Costa residents will soon have the country's leaders on their side as they navigate the economic hardship caused by the government's mandatory stay at home order.</p> <p>The rent increase and prohibition on late fees are worthy components of ghe draft ordinance. But the proposed 120-day total repayment period is completely unrealistic and must be changed to 120 days PER MONTH of back rent owed. Repaying 2 months in 120 days is equivalent to a 25% increase in your rent payment for 4 months, just as folks are returning to work and struggling to get back on their feet after months with less or no income. This would lead to a huge new wave of evictions, which in an economic downturn will hurt both tenants and landlords.</p> <p>Let's make sure that Contra Costa is a beacon of hope for local residents. We are all in this together.</p>

D.3 Eviction Moratorium

#	Agenda Item	Your Name	City	Comments (1500 character limit)
34	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Vincent Lau	El Cerrito	Our name are Vincent and Lisa Lau, we are a long time contra costa county resident as well as a local housing provider in El cerrito, Richmond, San Pablo and Moraga. We encourage you to consider the potential unintenended consequences your ordinance could have and include reasonable accommodations to strike a balance between renters and rental housing providers. Please consider language that would encourage advanced notification by the tenants to their landlord if they are unable to pay rent allowing partial payments and emphasizing that the moratorium is not ment to be a rent waiver.
35	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases			Please allow partial payments. San Mateo County, County of Sacramento, and cities of Elk Grove, Anaheim, and Sacramento allow partial payment.
36	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Kristina Tran	Brentwood	Please remove the retroactive clause. If the landlord acted in reliance on the law when he or she terminated a tenancy on March 17 - they should NOT now be considered in violation because the law changed retroactively. Also, if landlords are already in an unlawful detainer process, they could get stuck paying the tenant's court costs if they dismiss now - even though they didn't necessarily do anything wrong by filing the case. Please say no to retroactive requirements.

D.3 Eviction Moratorium

#	Agenda Item	Your Name	City	Comments (1500 character limit)
37	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Rhovy Lyn Antonio	Pleasant Hill	<p>The California Apartment Association, Contra Costa Division does not oppose the Board's intent to protect renters during the COVID-19 pandemic. Last month, CAA unveiled the Stay at Home Guidelines which calls for rental housing providers to limit evictions and rent increases, waive late fees, and negotiate with renters on payment plans to accommodate their financial need.</p> <p>Upon review of the Contra Costa County's draft ordinance, CAA, together with the Contra Costa Association of REALTORS, respectfully request the following modest amendments to strike a balance and ensure accountability:</p> <ul style="list-style-type: none"> - Allow advanced notification to rental housing property owners - Require objective and verifiable documentation demonstrating COVID-19 hardship be submitted within 14 days of past due rent - Compliance with Costa-Hawkins exemptions on the rent freeze provisions <p>Additionally, CAA and CCAR emphasize that objective and verifiable proof of documentation is critical for owners who seek mortgage forbearance due to COVID-19.</p> <p>The ordinance adopted today should be prospective and not include retroactive provisions that will make legal actions illegal.</p> <p>CAA and its members are hopeful that the Board finds a consistent, equitable approach that will help the entire community, including small businesses and housing providers get through this difficult time while maintaining the health, safety, and housing stability of renters and owners. Thank you for your consideration during these uncertain times.</p>
38	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases			<p>The draft ordinance says only that 'an owner may not increase rent' - there is no exception for lease renewals, which is very important to both landlords and tenants. How are you coming to the conclusion that lease renewals are exempt?"</p>

D.3 Eviction Moratorium

#	Agenda Item	Your Name	City	Comments (1500 character limit)
39	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Josh Anijar	Martinez	<p>The Labor Council has been encouraged by this county's dedication to protecting the lives of our community members. The unprecedented order to shelter in place will undoubtedly be shown to have saved lives. It was a bold yet common sense response to this crisis. In order for our community to adhere to this mandate, we must ensure that our community remains housed and free from threats of eviction. Recognizing that renters in our community are still vulnerable, the cities of Concord, Antioch, Pittsburg, Richmond, and El Cerrito have instituted eviction moratoriums and rent freezes to protect the most vulnerable in our community. These communities should be commended for taking measures to strengthen the County's shelter in place order, yet hundreds of thousands of residents that live outside these jurisdictions remain vulnerable to displacement. This Board can do much to reassure those hit hardest by the COVID-19 response that they will be protected.</p> <p>The Contra Costa Labor Council, AFL-CIO, representing 85 local unions with 85,000 working families across this county, join the broad alliance of labor and community groups respectfully urging the Board of Supervisors to take swift action to protect housing security by instituting an eviction moratorium with a 90 day grace period for every month of delayed rent; documentation requirements that are not cumbersome for tenants; a ban on "no-fault evictions; and a moratorium on all rent increases during this crisis.</p>
40	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Jeffrey Levin for East Bay Housing Organizations	El Cerrito	<p>This is a follow-up to comments we submitted last week.</p> <p>East Bay Housing Organizations (EBHO) strongly supports the proposed moratorium on evictions and rent increases and urges you to adopt it immediately. We are pleased that many of our suggestions have been incorporated – specifically extending coverage to ALL evictions and the inclusion of a moratorium on rent increases.</p> <p>We also urge you to include the following provisions to strengthen this measure:</p> <ol style="list-style-type: none"> 1. Automatic extension of the moratorium if either the County Health Officer or State shelter-in-place order is extended, without need for separate Board action. 2. Extend the moratorium for a period of 90 days following the end of the state of emergency to avoid a flood of evictions while people are still trying to get back on their feet. 3. In section 4(b), allow tenants 30 days rather than 14 to provide a written notice of eligibility to the owner. 4. Extend repayment period from a flat 120 days to 90 days for each month of non-payment. With a 120-day repayment period, tenants who miss rent payments in just April and May would need to pay 1-1/2 times their normal rent for the first 120 days after the emergency is lifted. As most lower income renters are already paying significantly more than 30% of income for rent, repayment at this rapid rate is simply not feasible. 5. Support State and Federal measures for a moratorium on foreclosures and emergency rental and mortgage assistance to keep people in their homes.

D.3 Eviction Moratorium

#	Agenda Item	Your Name	City	Comments (1500 character limit)
41	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	David Sharples	Richmond	<p>We are grateful to the Board for bringing forward a draft ordinance with key protections like a prohibition on late fees and a freeze on rent increases during this time.</p> <p>Yet, there are 3 areas that need to be strengthened if we truly want to stabilize housing for families and residents and for small businesses.</p> <p>We urge the board to extend the grace-period given to tenants and small businesses to pay the back rent. A total of 120 days (just 4 months) to pay back 2 or possibly even 3 months of rent is unrealistic. How are so many low-wage service workers, child-care providers, hotel housekeepers, waiters and waitresses, going to do that---and pay the current month due?</p> <p>A longer grace period helps everybody: tenants have more time to pay back their landlords, so they ultimately get their money; Less families get evicted and displaced, and we prevent a dramatic rise in homelessness.</p> <p>We urge the Board to build in more enforcement mechanisms</p> <p>Laws are only as good as their enforcement. We need stronger provisions for attorneys fees so that low-income clients can find legal representation if they are wrongfully evicted.</p> <p>We urge the Board to simplify the documentation requirements and to extend the time tenants have to provide that documentation from 14 days to 30 days.</p> <p>The time to get adequate documentation, especially from gig workers and those in the informal economy takes more time.</p>
42	D.3 Urgency ordinance on emergency moratoriums on evictions and rent increases	Audean Ghanbari	Orinda	<p>What rights will landlords have in ensuring their rents/mortgages are to be paid on time? As a landlord, we understand that working with tenants is a priority needed at this time, but with possible unresponsive tenants, or those hoping to bank in on extended regulations, what can landlords do to ensure their properties aren't delinquent? It states that tenants need to provide a notice of loss of income within 14 days of eviction notice, but what if there are multiple tenants? Do all tenants need to submit those notices? Will you please discuss the rights of landlords during this time, or any suggestions that could be made to help both the landlords position, as well as a tenants position? We know that tenants cannot be evicted, but what can landlords do?</p>