

Susan Gauthier

From: Aaron Eckhouse <aaron@cayimby.org>
Sent: Friday, March 27, 2020 10:16 AM
To: CClerk
Cc: Raj Salwan; Vinnie Bacon; Jenny Kassan; Teresa Keng; Rick Jones - Councilmember; Lily Mei; Yang Shao
Subject: Comment on Agenda Item 2F

I am writing to share my strong support for the proposed Eviction Moratorium for Residential and Small Commercial Business Tenants. I commend the Council's leadership in addressing this critical issue, and urge them to further strengthen the proposed ordinance in several important ways.

Renters across California were already struggling to afford rent before the coronavirus crisis hit. Now, as many of them lose hours, jobs, and paychecks, they will face an even greater risk of losing their homes at a moment of greatest vulnerability. As we urge residents to stay home to prevent the spread of coronavirus, it is essential that we take strong action to ensure they can stay **in** their homes without fear of eviction.

The proposed ordinance is an excellent start, but could be strengthened in the following ways:

First, it should be backdated to the start of the state of emergency (as in Long Beach), and the grace period for tenants to pay back rent afterward should be extended beyond one month (Santa Clara County set a four month grace period; longer would not be inappropriate). Tenants who were already rent burdened will need time to make extra payments.

Second, it should require landlords to provide tenants with a notification of their rights under this emergency ordinance. This will help provide ease of mind to tenants in this frightening time. Relatedly, Council should restrict landlords from sending notices to pay rent or quit as well as 30 and 60 day notices. And Council should work to ensure that tenants & landlords are made aware of available local, state, and federal resources to provide rent & mortgage relief.

Third, Council should remove certain language restricting who is eligible for protection under this ordinance. Excluding tenants with a previous notice of default denies protection to the most vulnerable subset of renters; nobody should be forced out of their home in the midst of this crisis. Council should also remove qualifying language around "substantial" loss of income & "extraordinary" childcare expenses to ensure that the default presumption is that tenants are eligible for these protections.

Lastly, Council should codify a policy that the City will not forcibly clear homeless encampments or tow RVs during this emergency. This is consistent with CDC guidelines, as clearing encampments can disperse residents into new areas of the community & disrupt their ties to critical service providers.

Thank you for taking up this essential protection for Fremont renters & small businesses. I hope Fremont will join neighboring communities in taking action to protect renters in their moment of need.

Aaron Eckhouse
Bay Area Regional Organizer, California YIMBY
515-418-8175
he/him/his

Susan Gauthier

From: Hayes Shair <hayes@envisualitygroup.com>
Sent: Friday, March 27, 2020 9:00 AM
To: Yang Shao; Jenny Kassan; Teresa Keng; Raj Salwan; Vinnie Bacon; Rick Jones - Councilmember; Lily Mei; CClerk; Mark Danaj
Cc: David Bonaccorsi; Lisa Stambaugh
Subject: Public Comment and Support for Eviction Moratorium in Fremont

Dear Mayor Mei and Members of the Fremont City Council:

Please accept this public comment on behalf of several of the organizing members of the Fremont for Everyone, a community-based group dedicated to community service and local advocacy. **We make these statements SOLELY in our capacity as private Fremont residents.**

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We support the City of Fremont City Council, at its emergency session on Friday March 27, to ratify the Executive Order of the City Manager/Director of Emergency Services Imposing Regulations From All Residential Units Due to the Novel Coronavirus (COVID-19) Declared Emergency (the “Residential Tenant Moratorium” or “Ordinance”)) with some proposed modifications set forth below and a moratorium on evictions of small business commercial tenants.

The Residential Tenant Moratorium preserves uninterrupted housing for our Residential Tenants which promotes public health during the duration of State-mandated Shelter-in-Place from COVID-19.

We also generally support ratification of the moratorium for small businesses with commercial tenancies. Our focus though in this appeal is focused on the plight of Fremont’s Residential Tenants: to improve upon tenant protections needed to mitigate against the enormous economic strain of a job loss, loss of income or, even more frighteningly, sickness of the tenant or a tenant’s loved one from COVID-19.

In more fully recognizing the gravity of this health crisis, we propose the following amendments::

1. Enact the resolution retroactively back to **March 4, 2020**, when the State of Emergency was first declared by Governor Newsom.
2. Extend the moratorium to 6 months for evictions.
3. In Section 1, Notice of Termination, add and amend, as follows: “including but not limited to 3-day notices to pay rent or quit, or 30-day, or 60-day notices of termination.”
4. In Section 2, subsection B, eliminate “Substantial” from the heading. The term “substantial” is vague and does not modify - nor should it modify - as an additional burden on the Tenant the necessary showing that the Tenant is entitled to protection. Add a sentence at the end of this subsection that reads, as follows: “Nothing herein shall prevent a Tenant from being afforded the protections of this Ordinance by receiving benefits from any federal, state or local governmental agency for rent payments.”
5. Require that Landlord provide notification to all Tenants of Tenant’s rights under this Residential Tenant Moratorium with a link or copy of the ordinances with the Landlord prohibited from issuing any notice of termination issued until at least seven business days after delivery of the Residential Tenant Moratorium to the Landlord’s Tenants.

6. Upon completion of the moratorium the Tenant shall have up to 45 days to pay 25% of the suspended rent and up to 90 days to pay the balance before the landlord can impose late fees or serve a Notice of Termination, including, but not limited to, 3-day notice for nonpayment of rent, assuming however, that any such payment shall not exceed 35% of the household's gross income as calculated on a monthly basis at time of request. The Renter shall demonstrate all available efforts to secure renter's assistance, unemployment, or other public benefits prior to requesting rental deferrals under this plan.

7. Provide notices to Landlords and Tenants of links to a City, and/or State or Federal websites to identify City, State and Federal programs that will provide cash payments to Tenants for rent and postponement for mortgage payments by landlords for multi-family rental units for qualifying loans so as to mitigate the loss to both tenants and landlords of income interruption.

8. Eliminate Paragraph 2, Subsection C (Delinquencies or Losses Unrelated to COVID-19): A Tenant who already had notices of default was already in a precarious economic position even before COVID-19 and should not be doubly punished by the onset of COVID-19. During this emergency, every effort should be made to afford the protections of this Ordinance to as many Tenants as possible.

9. Paragraph 2, Section D (Procedures). Eliminate "substantial" as modifying "loss of income" and eliminate "extraordinary" as modifying "child care needs." The default classification should again be to afford the protections of this Ordinance to any Tenant who has lost a job or had a reduction in hours and to any parent or guardian who now must stay at home to fulfill child care needs.

Thank you very much. The cost to public services, and health and safety will be far greater in the future if we fail to act. Thus, we urge you to pursue any and all legal avenues to avoid displacing our fellow residents.

Sincerely,

Hayes Shair, Lisa Stambaugh, David Bonaccorsi
Concerned Fremont Residents

Susan Gauthier

From: Arcassia <arcassia@gmail.com>
Sent: Friday, March 27, 2020 8:19 AM
To: CClerk
Subject: re: today's meeting & shelter in place order

I think the shelter in place orders should be extended immediately through the month of April, the scientific data is clear that shelter in place works, and also the number locally here keep climbing. 4 days ago Alameda was at 127 cases, two days ago it was 151, and now it is 164. So clearly we need to continue this measure for a longer time than April 7th. The other agenda items of the meeting seem like good ideas to me as well, but I also think that the city should take a stance advising Alameda county to continue the shelter in place order. As a citizen of Fremont and a scientist I feel very strongly about this. Three weeks are simply not enough. The best advisories I have gained through contact with the greater scientific community from microbiologists and disease specialists are that 60 days is an advisable duration for self-quarantine in areas with appreciable numbers of cases, which we do have here locally. In addition, as a voter, response from all parties at all levels of government to this crisis is going to guide my decisions, and probably the decisions of many other voters as well, in the coming election. I realize that the shelter in place orders are having a negative effect on the economy, but people are dying, and the scientific facts should guide us in this case, not worries about funding. As Ben Franklin famously said, "We must all now hang together, or, most assuredly, we will all hang separately". Thank you for your time in reading this message.

-Meghan Durante

Susan Gauthier

From: Carol Drake <carolsgraphicarts@aol.com>
Sent: Friday, March 27, 2020 6:03 AM
To: Lily Mei
Cc: Vinnie Bacon; Jenny Kassan; Raj Salwan; Teresa Keng; Rick Jones - Councilmember; Yang Shao; CClerk; Mark Danaj
Subject: Proposed Moratorium on Evictions of Residential & Commercial Tenants.

Dear Fremont City Mayor, Council Members and Staff,

I support the Council ratifying the proposed moratorium on evictions of residential & commercial tenants. Many members of the Fremont community are struggling with lost hours, jobs, and paychecks as public activity halts to prevent contagion. As we continue to urge all Fremont residents to stay at home, Council must act to protect our community by ensuring that people can stay **in** their homes.

I also urge Council to strengthen the proposed ordinance in the following ways:

- 1) Enact it retroactively to March 4, when the state of emergency was declared by Governor Newsom, and extend it forward 6 months for evictions. Furthermore, provide an extended post-emergency grace period for tenants to pay back rent.
- 2) Expand the ordinance to include notices to pay rent or quit as well as 30 & 60 day notices of termination. This will help ensure that tenants remain secure in their homes & do not preemptively vacate out of fear.
- 3) Require landlords to provide tenants notice of their rights under this ordinance, and provide notice to landlords & tenants of where to find local, state, and federal resources for rental & mortgage assistance.
- 4) Remove language penalizing tenants with previous notices of default, who are likely to be in the most precarious situations & most in need of protection at this time.
- 5) Remove qualifications around "substantial" loss of income or "extraordinary" child care needs; the default presumption at this time should be to protect tenants from eviction. We don't need tenants (who are out of work, caring for children, sick or caring for others who are sick), having to battle with their Landlord in whether they can defer rent.

Thank you for your leadership on this critical issue. Together we can ensure that Fremont lives up to its values as a compassionate city & protects the vulnerable members of our community in their time of need.

Carol Drake

Susan Gauthier

From: palle swethacj <swethacj@palle@gmail.com>
Sent: Friday, March 27, 2020 12:27 AM
To: CClerk
Subject: Coronadeceaces

Please save karthik & kowshik

Susan Gauthier

From: Alek Gent-Vincent <alekgv@gmail.com>
Sent: Thursday, March 26, 2020 9:51 PM
To: CClerk; Rick Jones - Councilmember; Jenny Kassan; Lily Mei; Mark Danaj; Raj Salwan; Teresa Keng; Vinnie Bacon; Yang Shao

I support the Council ratifying the proposed moratorium on evictions of residential & commercial tenants. Many members of the Fremont community are struggling with lost hours, jobs, and paychecks as public activity halts to prevent contagion. As we continue to urge all Fremont residents to stay at home, Council must act to protect our community by ensuring that people can stay **in** their homes.

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Alek Gent-Vincent
585 Old Canyon Rd, Apt 6
510-472-7327

Susan Gauthier

From: Marie Hughes <macmadame@gmail.com>
Sent: Thursday, March 26, 2020 9:42 PM
To: Marie Hughes
Cc: Yang Shao; Jenny Kassan; Teresa Keng; Raj Salwan; Vinnie Bacon; Rick Jones - Councilmember; Lily Mei; CClerk; Mark Danaj
Subject: I support the Tenant Eviction

I urge the Council to ratify the proposed moratorium on evictions of residential & commercial tenants. Many members of the Fremont community are struggling with lost hours, jobs, and paychecks as public activity halts to prevent contagion. As we continue to urge all Fremont residents to stay at home, Council must act to protect our community by ensuring that people can stay **in** their homes.

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Susan Gauthier

From: Roberta Ryan <robertaruthryan@gmail.com>
Sent: Thursday, March 26, 2020 8:26 PM
To: CClerk
Subject: Public Comment for 3/27/2020 City Council Special Meeting

Name: Roberta Ryan
Address: 35189 King Ct, Fremont, CA 94536
To: Fremont City Council

As of 8:00pm on Thursday March 26th, 81 petition letters to pass an eviction moratorium were submitted to Fremont City Council on behalf of the RISE Coalition with the following recommendations:

- A moratorium on ALL CAUSES OF EVICTION.
- Prohibit late fees for any missed payments.
- Prohibit landlords from evicting a tenant for rent accrued.
- A rent freeze.
- Reasonable accommodation at the conclusion of the crisis for tenants to pay back any rent due. This must include the options of rent forgiveness and payment plans.

We urge Fremont City Council to consider a moratorium on ALL causes of eviction. Any evictions at this time will only exacerbate the public health crisis by increasing the risk of virus transmission and homelessness.

We urge Fremont City Council to provide tenants the option of rent forgiveness and payment plans after the state of emergency ends. Please reference the urgency ordinance that Newark City Council adopted tonight: "Tenants will be required to pay back unpaid rent in 25% increments within forty-five (45) days, ninety (90), one hundred thirty-five (135) days, and one hundred eighty (180) days of the date of expiration of the Eviction Moratorium."

Thank you.

Susan Gauthier

From: Ken Erickson <steamydwarf@comcast.net>
Sent: Thursday, March 26, 2020 7:22 PM
To: CClerk
Subject: ordinances related to covid19

I see a few ordinances being discussed at the March 27 meeting.

I hope if any to help with the current crisis are actually adapted that they have a sunset clause to expire when the current emergency is controlled.

Thanks,
Ken Erickson
3040 Darwin Drive



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www.avast.com