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April 14, 2020

**RE: Item 8.1 – Extension of the Residential Eviction Moratorium, Consideration of a Rent Freeze and Exploration of Solutions for the Rental Community Impacted by COVID-19.**

Dear San Jose Mayor Sam Liccardo and City Councilmembers,

I would like to respectfully request your support for Councilmembers Carrasco and Peralez's memorandum enacting an emergency resolution to extend the eviction moratorium with additional rental tenant and mobile home resident protections to further assist those impacted by the COVID-19 crisis. During this unprecedented pandemic, we must protect the most vulnerable in our community. I believe these recommendations will help our renters, in addition to our mobile home residents, through this crisis. I also believe more may need to be done as the stay-at-home orders persist and unemployment rates continue to skyrocket.

I appreciate Mayor Liccardo and city staff for the suggestion of consulting with research institutions on different mechanisms to protect rental tenants. One idea City Council may want to consider has been put forward by members of the San Francisco Board of Supervisors to treat unpaid rent during this emergency as "consumer debt", rather than failure to pay rent. This method will make it so delayed rent during the emergency cannot be used as the reasoning for eviction. However, it will still be debt owed to the landlord, so they will eventually be made whole. It also prohibits any late fees, penalties, interest or other charges tenants may face. This suggestion would ensure that tenants would not have to fear eviction due to rent they were unable to pay during the course of the COVID-19 emergency.

San Jose demonstrated national leadership in the March eviction moratorium. I hope the city will continue to protect those who are most directly impacted by this pandemic. Thank you for your consideration, and, thank you to Mayor Liccardo and the San Jose City Council for your steady leadership during these unprecedented times.

Sincerely,



ASH KALRA