



June 17, 2021

San José City Council
San José City Hall
200 East Santa Clara Street
San José, CA 95113

Re: Agenda Item 8.4- Enact an Urgency and Companion Ordinance Implementing an Eviction Moratorium Through August 31, 2021 for Tenants Financially Impacted By COVID-19.

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Davis, Esparza, Peralez, Jimenez, Mahan, Carrasco, Cohen, and Foley,

As we continue to recover from the effects of the COVID-19 pandemic, the timeline to return to normal operations will vary for different facets of life. The economic impact on renters has been so severe that solutions have come from all the way up to the federal level, and the effects of this impact continue to affect renters as many have incurred thousands of dollars of rental debt.

When the City of San Jose first implemented an eviction moratorium, it was in response to the severity of the impact of this pandemic on renter's ability to pay rent. Renters are still in dire need of this critical policy in order to stay housed and avoid the looming wave of evictions that will happen if the moratorium is not extended. In that spirit we recommend that the city council extend the eviction moratorium with the following modifications to city staff's proposal:

- 1. New Expiration Date- In order to allow tenants to better recover and receive necessary assistance to get back to paying rent regularly, we recommend that the moratorium be extended until December 31st, 2021.**
- 2. Percentage of Rent- Staff is recommending that tenants pay 50% of rent for the months of July and August. This an increase from 25% under the state moratorium, and we are still at a point where the vast majority of tenants have not received financial assistance from any level. We recommend that we do not increase the percentage of rent that tenants would be required to pay for the months of July and August.**
- 3. Documentation- Staff is recommending increasing the amount of required documentation. Ongoing rental relief efforts have endeavored to require as little documentation as possible so that eligible tenants are not excluded simply because they lack access to a printer. In order to be consistent with ongoing efforts we recommend that the city does not add any form of required documentation, rather keep the same document requirements.**

While various efforts towards rental relief serve as a crucial piece of eviction prevention, to date the vast majority of renters have yet to receive funds from different programs. We cannot expect renters to cover past debt if they are both still impacted due the COVID-19 pandemic and also have not received any form of rental assistance to date. It is of utmost importance that we continue to have critical protections such as the eviction moratorium in place. We urge council to act expeditiously to avoid what very well will be a tidal wave of evictions. Thank you for the opportunity to provide input on this matter.

Sincerely,

Jeffrey Buchanan, Director of Public Policy, Working Partnerships USA
Jennifer Loving, Chief Executive Office, Destination: Home
Mathew Reed, Policy Manager, SV@Home
Jane Wong, Staff Attorney, Law FOUndation of Silicon Valley
Mayra Pelagio, Executive Director, Latinos United for a New America
Sandy Perry, Affordable Housing Network
Victor Vasquez, Organizing and Policy Director, SOMOS Mayfair
Andrea Portillo, Organizing and Policy Manager, SOMOS Mayfair
Steph Hanson-Quintana, Organizing Director, Sacred Heart Community Services
Si Se Puede Collective, Collective Executive Director Team

Fw: Public Comment - Item 8.4

City Clerk <city.clerk@sanjoseca.gov>

Fri 6/18/2021 3:09 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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From: Zachary Schlagel [REDACTED]
Sent: Friday, June 18, 2021 3:05 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment - Item 8.4

[External Email]

Good afternoon. On behalf of PATH (People Assisting The Homeless), we would like to express our support for extending the local eviction moratorium. While we are thankful for the historic level of support via the emergency rental assistance funds, many of these dollars have not yet reached those in need. We remain concerned about the potential for a wave of newly unhoused individuals and would urge you to give the process more time. We will continue to work with you, fellow homeless service providers and housing advocates to get these much needed funds out to those who need them as quickly as possible.

Respectfully,
Zach Schlagel

Zachary Schlagel
He/Him/His
Senior Director of Public Policy
PATH
[REDACTED]

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June 22, 2021

Re: Item 8.4, Enact an Urgency Ordinance Implementing an Eviction Moratorium Through August 31, 2021 For Tenants Financially Impacted by COVID-19

Dear Mayor Liccardo and members of the San Jose City Council,

California's eviction moratorium, established in its most recent form by SB 91, is set to expire on July 1, 2021. Many people in the region have not returned to work and are not prepared to pay the substantial debt they owe. Data published in March 2021 by the Bay Area Equity Atlas shows that "Californian renters face an estimated \$2.4 billion in rent debt, approximately \$2,900 per household." Without an extension by the state or by local governments, people in the most vulnerable circumstances will likely be forced from their homes in an overwhelming wave of evictions.

While it may seem that reopening is synonymous with recovery, the reality is that unemployment in Silicon Valley is still more than double the pre-pandemic rate. Data shows that the lag in the recovery is primarily impacting low-wage workers. California's low-wage workers today are earning one third less than they were in early 2020. For many families, recovery is still many months away. If the eviction moratorium ends as scheduled on July 1, thousands of local families will be unable to pay the rent they owe. Incomes will only stabilize when hiring has risen to pre-pandemic levels, which can only happen with significantly more time following reopening.

Even though the state government created the "Housing is Key" program in an effort to resolve the rent crisis, there are still significant barriers that prevent the program from protecting renters. Our community partners have reported that many landlords have refused to participate in the program at all, which leaves renters with no option to seek relief. Processing of applications is also moving slowly - the State's data indicates that less than 6% of the total funding requested has been paid.

The impacts of a premature end to the eviction moratorium will be felt most by people of color and those with limited means. The aforementioned analysis of rental debt from the Bay Area Equity Atlas also shows that 77 percent of renters who are behind on their rent are people of color, and 77 percent of renters earn less than \$50,000. Only 6 percent of households with incomes \$75,000 or more are behind on rent. Ending the moratorium prematurely will create a debt spiral that many families will be unable to recover from. It will also widen the wealth inequality gap in our region.

The City Council should continue to advance policies that protect the tenants in the city that are most at risk of eviction. The local eviction moratorium ensured thousands of people would be able to stay in their homes during the public health and economic crisis. However, a premature end to eviction moratoriums will imperil the basic needs for those same families.

We call on the City Council to establish an eviction moratorium until December 31, 2021 to protect San Jose renters.

Sincerely,

Heather Cleary
CEO
Peninsula Family Service

Fred Blackwell
CEO
San Francisco Foundation

Kathy Cordova*
Executive Director
Recovery Café San Jose

Ann Marquart
Executive Director
Project Sentinel

Reverend Dana Bainbridge*
Minister
Urban Sanctuary

Patricia Barahona
CEO
Youth Leadership Institute

Andrea Urton
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HomeFirst Services

Camille Llanes-Fontanilla
Executive Director
SOMOS Mayfair

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Executive Vice President
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Catherine Crystal Foster*
CEO
Magnify Community

Leslye Corsiglia
Executive Director
Silicon Valley at Home

Sarita Kohli
AACI

Marie Bernard
Executive Director
Sunnyvale Community Services

Michele Lew
CEO
The Health Trust

Marci Gerston
PACT Housing Team

Josh Selo
Executive Director
West Valley Community Services

Dorsey Moore
CEO
San Jose Conservation Corps

Yvonne R Maxwell
Executive Director
Ujima Adult and Family Services

Lorena Melgarejo
Executive Director
Faith In Action Bay Area

Nora Campos

* = signing as an individual only

Cc: Vice Mayor Charles "Chappie" Jones, Councilmember Sergio Jimenez, Councilmember Raul Peralez, Councilmember David Cohen, Councilmember Magdalena Carrasco, Councilmember Devora "Dev" Davis, Councilmember Maya Esparza, Councilmember Sylvia Arenas, Councilmember Pam Foley, Councilmember Matt Mahan