



Southern California Rental Housing Association

The Honorable Gavin Newsom
1303 10th Street, Suite 1173
Sacramento, CA 95814

Dear Governor Newsom,

On behalf of the Southern California Rental Housing Association (SCRHA) and its nearly 3,000 members who represent over 128,000 rental units in Southern California, we are writing to commend you for the state's quick response to the Coronavirus/Covid-19 emergency and urging you to consider assistance for all California residents during this difficult time.

We understand that protections against evictions is crucial as employment situations are creating a scenario where many people are unable to work, and therefore, unable to meet rental payment obligations. Our organization is in full support of measures that are designed to keep Californians healthy and housed.

As you weigh the eviction moratorium, we want to remind you that roughly 2/3rds of rental property owners in California are small independent owners who rely on their rental income to meet their financial obligations, and in some cases have no other source of income. In addition to mortgage payment relief, we urge you to make financial resources available to all citizens who may be unable to meet financial obligations.

It will also be crucial during this time, where many people are relegated to their homes, that rental owners and managers retain the ability to remove tenants from rental properties who are posing safety concerns, such as committing criminal activity. With elderly persons and children being forced to stay home, they should not have to worry about safety in their own home or at their rental community. We urge you to protect all renters and provide an environment where those who are a direct threat to health and safety can easily be removed or relocated.

Furthermore, any moratorium should make it clear that once the regulations are lifted and people can return to work, their financial obligations will need to be met. We also encourage you to specifically outline specific time frames in which residents can expect to have to pay any past due amounts. For instance, if a tenant couldn't pay rent and the moratorium was in place for four (4) weeks, any past due rent payments would need to be paid back in an equivalent time frame, in this example, within four weeks.

Again, thank you for your leadership during this crisis. We look forward to working with your office to ensure all Californians are safe and housed during this emergency.

Sincerely,

Alan Pentico, CAE
Executive Director

Kendra Bork
2020 President