



Southern California Rental Housing Association

March 24, 2020

Mayor Kevin Faulconer, Council President Georgette Gomez, and
San Diego City Council Members
City Administration Building
202 C St.
San Diego, CA 92101

Dear Mayor Faulconer, Council President Gomez, and Councilmembers:

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 respectfully request that you adopt clear guidance and balance in the proposed Eviction Moratorium ordinance.

In reviewing the proposal our organization would like to recommend the following:

With respect to the payback period, we suggest language that requires payment of all rent if a tenant exercises their right to move during the time the moratorium is in effect.

- (f) Tenants who were afforded eviction protection under this Ordinance shall have up to six months from the date this Ordinance is effective or the withdrawal of Governor Newsom's Executive Order N-28-20, whichever occurs soonest, to pay their landlords all unpaid rent. [If a tenant opts to move while the ordinance is effective, all owed rent is due upon move-out.](#) The Council may extend this Ordinance by subsequent resolution if conditions at that time warrant an extension. During that time period, the protections against eviction in this Ordinance shall apply. At the end of this six month period, a landlord may evict a tenant who has not paid all outstanding rent and resort to all remedies available to the landlord under the lease and the law.

As you weigh the eviction moratorium, we want to remind you that most rental property owners in San Diego are small independent owners who rely on their rental income to meet their financial obligations. We strongly support the city's request that local, state and federal elected leaders adopt economic aid packages to ensure landlords have minimal impacts to their operations such as:

- Rental assistance to tenants in the form of grants
- Suspension of the collection of property taxes
- Forbearance on water and sewer payments as well as any other city payments that may be deferred
- Low-Interest loans

Again, thank you for your leadership during this crisis. Please do not hesitate to contact us at 858-278-8070 if we can be of assistance. We look forward to working with the city to ensure all San Diegans are safe and housed during this emergency.

Sincerely,

Kendra Bork
President

Alan Pentico, CAE
Executive Director