



Southern California Rental Housing Association

March 23, 2020

Chairman Cox and San Diego County Supervisors
County Administration Building
1600 Pacific Highway, Fourth Floor, Room 402
San Diego, CA 92101

Dear Chairman Cox and Supervisors:

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 the county for its quick response to the Coronavirus/Covid-19 emergency and urging you to consider assistance for all San Diego 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 all Californians healthy and housed.

As you weigh the eviction moratorium, we want to remind you that roughly 2/3rds of rental property owners in the San Diego regions 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.

We are in support of a system in which the tenant notifies the landlord, preferably in writing, on or before the day rent is due. We urge you to create a clearly defined process for notifying a landlord of financial hardship, such as what is required in the City of San Jose moratorium, which requires the following to prove substantial loss of income:

- letter from an employer citing COVID-19 as a reason for reduced work hours or termination
- paycheck stubs from before and after the COVID-19 outbreak
- bank statements showing your financial situation before and after the outbreak

Additionally, we would like to suggest language that affirms a rental property owner and/or manager's ability to enter into a payment agreement with residents. Some individuals and families may have the ability to pay some rent during the emergency, which could help offset large balloon amounts coming due when the moratorium is lifted.



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Given the uncertainty of the current emergency and when it will end, we suggest drafting an ordinance with time frames that mirror the declared emergency. With respect to the rent payback period, we suggest, *“Tenants shall pay their landlords any owed rent once the local emergency is abated, and within 6 months from the date of the order declaring a local emergency. If the emergency is abated in a time frame of less than three months, then rent shall be paid back within a time frame equivalent to the length of the declared emergency, or upon move out.”*

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

Sincerely,

Kendra Bork
President

Alan Pentico, CAE
Executive Director