

LARA WEISIGER

From: John Knox White
Sent: Tuesday, April 07, 2020 3:10 PM
To: City Clerk
Subject: FW: Urgency Ordinance

FYI

Best,

John Knox White
Vice Mayor, Alameda

-----Original Message-----

From: Alan Teague <alan@alameda.morphdog.com>
Sent: Monday, April 6, 2020 5:46 PM
To: Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; John Knox White <JknoxWhite@alamedaca.gov>
Subject: Urgency Ordinance

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Mayor Ashcraft and Vice Mayor Knox White,

While I could say many things about the ordinance, I will only focus on one.

There should be an allowance for temporary short duration utility disruptions that are not emergency issues. These should require that the tenants being impacted be notified 24-hours in advance and be allowed to deny the outage. This will allow for the construction of new housing like ADUs. This will also allow the working on a second bathroom in a unit as having one functional bathroom renders repairs to the other as non-emergency work.

Alan

LARA WEISIGER

From: Jennifer Ong <drjenniferong@gmail.com>
Sent: Tuesday, April 07, 2020 2:05 PM
To: LARA WEISIGER
Subject: April 7 2020 Agenda Item 6C Public Comment Statement
Attachments: Agenda Item 6C April 7 2020 City of Alameda Public Comment J Ong.pdf

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Hello Laura,

Mayor Aschcraft suggested for me to submit the following. I will attempt to call in during public comment for this agenda item but in case I am unsuccessful, if you could please include this in the testimony supporting Agenda Item 6c, a moratorium on rent for residential and commercial renters with past due payments:

Alameda City Council, April 7, 2020: Agenda Item 6C

Thank you so much to the City Council of Alameda for extending the moratorium to small businesses in the City of Alameda. My name is Jennifer Ong and our optometric practice just celebrated 20 years in our same location here on Santa Clara Ave. which was first established in 1938 and have only been owned by 2 other previous doctors consecutively. On March 16, our office received a recommendation from the California Optometric Association that, effective immediately for the protection of our patients and staff to change the dire projections for the COVID 19 infections, our office should close except for emergency services for our patients.

In doing so we are now approaching a full month of receiving no income for the practice since we are unable to provide services except in person. Regardless, like all other small businesses in this community, we try to prioritize what is the backbone of our practice: our employees' ability to support their families.

Having seen cities like Union City and Hayward immediately adopt ordinances that protected both residential and commercial renters, I was surprised when our landlord refused to make any accommodations to delay rent and any fees associated due to COVID-19. Alameda had, as our landlord quickly identified, no protections for small businesses. I understand this is a hardship for property owners as well but we are only asking to delay rent payment until we do have access to capital from lending sources and when businesses are finally reopened.

This will be a big help for us business owners because this is the reality, in case none of you own businesses and have applied to the federal government's Coronavirus Aid, Relief, and Economic Security Act, applying and being awarded funds from the Paycheck Protection Program is like winning the lotto: #1 you do not qualify for the PPP unless you already have a long standing bank account and credit card in a bank that has decided to participate as a lender, #2 few banks want to or have the capacity to serve as lenders, #3 the amount of this forgivable loan is limited and is available only for a limited time for what seems like an infinite number of business applicants. If you are a non-business owner who thinks the Economic Injury and Disaster Loan program is a comfortable safety net, know that this requires a lengthy process that will delay disbursement of funds; meanwhile, our priority is not to be forced to lay off our workers who may or may not be eligible to

receive funds in time to pay for their food and medical expenses at the very least. The extended amount of time for the moratorium is necessary since we have yet to reach a plateau in the number of COVID-19 cases. This is the right direction for small businesses who help employ families and support the City of Alameda's services. I urge you, the members of the City Council, to vote to support this ordinance.

I hope you are staying well. Thank you, Laura.

Jennifer

Dr. Jennifer Hidalgo Ong, O.D.

Family Eye Care
2223 Santa Clara Ave. Suite A
Alameda, CA 94501
Office (510)521-0551
www.alamedaoptometrist.com

LARA WEISIGER

From: Eric Gantos <eric@hotrodshopinc.com>
Sent: Tuesday, April 07, 2020 1:40 PM
To: City Clerk
Subject: April 7 City Council Meeting, Item 6-C

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Hello Mayor and Council Members,

I am writing in support of passing the moratorium on evictions ordinance that includes commercial tenants as well as residential tenants.

This measure will give assurances to businesses in the City of Alameda that they will also be able to maintain a roof over their head due to financial hardship caused by COVID-19. The moratorium will help many residents and businesses who may be struggling now to bridge the gap while waiting for concrete news and action plans regarding the economic relief and financial aid for all residents and businesses that are being coordinated at Local, State and Federal levels.

Thank you for your consideration and thank you for your hard work and governance during these unprecedented events.

Eric Gantos

Business Owner,

Eric Gantos
Hot Rod Shop Inc
408-829-4077
2007 Clement Ave | Alameda CA 94501
www.hotrodshopinc.com



LARA WEISIGER

From: Marilyn Ezzy Ashcraft
Sent: Monday, April 06, 2020 9:43 AM
To: Staci Lewis
Cc: LARA WEISIGER
Subject: Re: Concerns about landlord's actions during the COVID-19 pandemic

Good Morning Ms. Lewis,

Thank you for your e-mail on Thursday which I will refer to City staff for direction and let you know what I find out.

You are, of course, welcome to submit public comments at tomorrow's City Council meeting, but there will be no live participation, so you will need to either phone in or e-mail your comments. City Clerk Laura Weisiger is copied on this e-mail and can provide further direction.

Best regards,

Marilyn Ezzy Ashcraft
Mayor, City of Alameda
510-747-4745

On Apr 6, 2020, at 9:32 AM, Staci Lewis <stacilewis02@gmail.com> wrote:

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Hello Mayor Ashcraft-

Thank you for your leadership during these unprecedented times.

During tomorrow's city council meeting, I will submit the following public comments on the rent-deferment Urgency Ordinance. In its current form, it does not do enough to protect us renters.

I am sending them to you, and the other city officials, for your advance review and consideration.

1. Landlords and property management companies will increase rent by 2.8% unless the City Council intervenes. Therefore, I request the Council consider including a section to this ordinance that freezes rent increases for 2020.

2. Many tenants will need at least a year to repay rent non-payments, while also paying full rent, especially if tenants remain unemployed. Therefore, I request the Council considers changing section 3 of the Urgency Ordinance to extend the substantive defense against non-payment evictions from 180 days to 365 days after the conclusion of the COVID-19 pandemic.

3. Given the time businesses will need to restart and pay their employees at the conclusion of the pandemic, I request that the Council considers extending the rent deferment policy to continue for 30 days after the City rescinds its declaration of local emergency at the conclusion of the pandemic.

My phone number is below if you or your staff would like to discuss my comments.

Best regards,
Staci Lewis
472 Taylor Ave
202-997-2332

cc: Vice Mayor John Knox White
Councilmember Jim Oddie
Councilmember Malia Vella
Councilmember Tony Daysog

On Thu, Apr 2, 2020 at 10:57 AM Staci Lewis <stacilewis02@gmail.com> wrote:

Hello Mayor Ashcraft-

I am a tenant of 472 Taylor Ave in Alameda. We have paid our rent and utilities on time for the past four years.

In mid-March, my husband was furloughed until further notice due to COVID-19. Within an instant, the majority of our gross monthly income vanished. We were relieved to see that the City Council passed Ordinance 3268, which provides a legal defense from eviction due to rent non-payments for 60 days. We contacted our property management company, Drysdale, immediately and provided documentation of his furlough and notification of our rent non-payments for April 1st and May 1st.

Today, we received an email from Drysdale saying that we would be expected to pay rent for those two months when the Ordinance expires on May 31st. Moreover, Drysdale has increased our rent every year at the maximum amount. I believe this year will be no different.

We are concerned about Drysdale's actions during the COVID-19 pandemic. Therefore, I would like to submit the following requests for your consideration and discussion with City officials when the City Council meets next week:

1. Please pass rent relief and repayment options for rent non-payments due to COVID-19-related loss of income.

- If the City Council does not clearly state the process for determining rent relief or rent repayment timelines, landlords will likely impose unrealistic deadlines for repayment and serve eviction notices after the Ordinance expires. If we can't pay rent now, how can we pay two months of rent on May 31st?

- Rent relief for April and May is the most likely option to ensure those of us dealing with severe loss of income due to COVID-19 can stay in our homes.
- If repayments options need to be considered, the timeline for repayments should be set in collaboration with the tenant, not decided by the landlord alone, and should give tenants up to a year to repay rent non-payments.

2. Please extend Ordinance 3268 until 30 days after the shelter-in-place order has lifted for Alameda county.

- While the shelter-in-place order is now until May 3, it is highly likely that it will be extended further and possibly through the summer.
- Our income depends on the use of public spaces. If we are experiencing a shelter-in-place, my husband will not be able to work, and what he will receive from unemployment is unlikely to be enough to cover rent, food and utilities. (We applied two weeks ago, and have yet to receive any information on the amount of his unemployment payments.)
- Furthermore, once the order is lifted, it will take several months of normal income for us to recover and be able to pay rent.

3. Please pass an Ordinance to freeze rent increases in 2020.

- Our property management company has raised our rent to the maximum amount EVERY year for the past four years.
- Unless the City Council states otherwise, Drysdale will increase our rent on July 1st.
- During this time of financial and health hardships, we, and most likely all of Alameda's tenants dealing with loss of income, can not stay in our home if our landlord imposes a rent increase this year.

My phone number is below if you or your staff would like to discuss my requests. If my presence at the upcoming City Council meeting is permissible and would be helpful, please let me know.

Thank you for your time and consideration of my request.

Best,
Staci Lewis
472 Taylor Ave
202-997-2332

cc: Vice Mayor John Knox White
Councilmember Jim Oddie
Councilmember Malia Vella
Councilmember Tony Daysog



ReplyForward



+19255650599

United States

Mar 30, 2020

Since none of us can accurately predict the path of the pandemic, we insist that the city adopt a stronger posture to protect residents. We demand the city of Alameda excuse rents for Alameda Point residents for the duration of the Covid-19 Pandemic! <http://chnng.it/dYbF8g74>

4:36 pm