

Lehny Corbin

From: Raul Vasquez [REDACTED]
Sent: Friday, January 14, 2022 6:17 PM
To: City Clerk
Subject: PUBLIC COMMENTS - AGENDA ITEM # 19. #22-034 CITY COUNCIL DISCUSSION/CONSIDERATION:
AFFORDABLE HOUSING STRATEGY AND TENANT PROTECTION POLICY

My name is feliza Salinas I'm a San pablo Resident I live in San Pablo 10 years, and I don't have a place to live if the landlord evict me is wy **We are calling on you to pass the urgency ordinance prohibiting No Fault Evictions and that you keep that in place until you pass a permanent Just Cause for Evictions. We also urge you to include Rent Control, Just Cause for Evictions Protections and Tenant Anti Harassment Protections as part of your Housing Element.**

Lehny Corbin

From: Anita Mendoza [REDACTED] >
Sent: Friday, January 14, 2022 6:50 PM
To: City Clerk
Subject: PUBLIC COMMENTS - AGENDA ITEM # 19. #22-034 CITY COUNCIL DISCUSSION/CONSIDERATION: AFFORDABLE HOUSING STRATEGY AND TENANT PROTECTION POLICY

Dear San Pablo City Council,

My name is Anita Mendoza and I am a member of the community group ACCE. I am writing this letter on my behalf as a renter at The Porto Apartments which I'm currently being evicted from due to unreasonable circumstances. I have been living here for 28 years and hope to continue my stay but in order to do so I am asking for your help to pass a Just Cause Law.

The reason I am asking for your help is because I'm currently injured and unable to work, making it difficult to relocate as well as afford to rent in a new apartment building. I have been a loyal and respectful tenant for many years and being evicted from my home for unfair reasons has been difficult, stressful, and mentally exhausting.

Additionally, relocating would mean to leave behind my home and community. As I have resided in The Porto Apartments since 1990 after immigrating to the US and have only lived here ever since. I have single handedly raised my daughter in this home as well as built great friendships over the years with people from my community and building.

With your help, I will not only be able to stay in my home and stop this unfair eviction but you will also be helping other renters like myself who are also being unfairly evicted by their landlords for profit. **We are calling on you to pass the urgency ordinance prohibiting No Fault Evictions and that you keep that in place until you pass a permanent Just Cause for Evictions. We also urge you to include Rent Control, Just Cause for Evictions Protections and Tenant Anti Harassment Protections as part of your Housing Element.** I hope that we can work together to create change and help those in need from losing their homes. Thank you for your time and have a wonderful night.

Sincerely, Anita Mendoza

Lehny Corbin

From: champagne brown [REDACTED]
Sent: Friday, January 14, 2022 8:12 PM
To: City Clerk
Subject: PUBLIC COMMENTS - AGENDA ITEM # 19. #22-034 CITY COUNCIL DISCUSSION/CONSIDERATION: AFFORDABLE HOUSING STRATEGY AND TENANT PROTECTION POLICY

Greetings

Mayor Rita Xavier

Vice Mayor Abel Pineda

Councilmember Elizabeth Pabon-Alarado

Councilmember Patricia Ponce

Councilmember Arturo Cruz

My name is Champagne Brown and I am writing to you as a resident of San Pablo who rents and as the President of BWOPA (Black Women Organized for Political Action).

I have been a resident of San Pablo since 2016. I am a former Contra Costa County Employee who worked for EHSD (Employment & Human Services) and I am currently employed by San Francisco City & County where I continue to work with families who are caught in the unforgiving grips of extreme poverty. Because I work with these families closely daily; I see first-hand how devastating evictions are to a family's already fragile stability.

San Pablo experiences a poverty rate of 16.3%; on par with the State of California at 16.4% but higher than the national average of 12.3%. Due to COVID; we continue to see a higher than average unemployment rate at 6.1%.

That's why I write to you today; to remind Council that we continue to be in the middle of a statewide health emergency for a virus and variants that are unpredictable. As of January 14, 2022; 20% of our residents are positive with COVID 19, including 1264 who tested positive within the last 14 days.

I implore San Pablo City Council to protect the residents of San Pablo who are renters by voting Yes on the urgency ordinance prohibiting No-Fault Evictions. Let us not play with our resident's health and safety. We all can agree that evicting anyone during a health emergency is not good public health policy.

In closing; I ask that upon passage; San Pablo City Council keep the urgency ordinance in place until the passage of a permanent Just Cause for Evictions and include as part of your Housing Element; Rent Control, Just Cause for Evictions Protections, and Tenant Anti Harassment Protections.



Ms. Champagne Brown (She/Her/Hers)
President/Political Education Chair
Black Women Organized for Political
Action
Richmond/Contra Costa Chapter
#ZphiB #1q20

Lehny Corbin

From: Luis Chacon [REDACTED]
Sent: Friday, January 14, 2022 8:58 PM
To: City Clerk
Subject: PUBLIC COMMENTS - AGENDA ITEM # 19. #22-034 CITY COUNCIL DISCUSSION/CONSIDERATION:
AFFORDABLE HOUSING STRATEGY AND TENANT PROTECTION POLICY

My name is Luis Chacon. I am writing to you because I am a resident of San Pablo.

My family has lived in the San Pablo community for over 20 years. I am now a teacher in the WCCUSD. Many of my students are from families who rent in San Pablo-- many families that live paycheck to paycheck and/or have only one income in the family. Evictions would undoubtedly impact my students and their family's lives. San Pablo residents, many of whom are low-income, have enough to worry about with the current COVID and public health situation, combined with economic concerns. I am worried about where they would go or what they would do. This would surely be a heavy and dangerous strain on their well being.

We are calling on you to pass the urgency ordinance prohibiting No Fault Evictions and that you keep that in place until you pass a permanent Just Cause for Evictions. We also urge you to include Rent Control, Just Cause for Evictions Protections and Tenant Anti Harassment Protections as part of your Housing Element.

Thank you,

Luis Chacon

Lehny Corbin

From: conriquegaby [REDACTED]
Sent: Saturday, January 15, 2022 9:49 PM
To: City Clerk
Subject: ITEM # 19. #22-034 CITY COUNCIL DISCUSSION/CONSIDERATION: AFFORDABLE HOUSING STRATEGY AND TENANT PROTECTION POLICY

Hello my name is Gabriela conrique, I'm writing to you because, I'm a resident of san pablo and a tenant I have lived in San pablo for 13 years, I have four kids and my partner, we work and it is really hard to live and more now with the pandemic, we like to have a consideration tenant protection 🙏 the rent is to high the food too please we need your help, we like to have a place for living and we can afforded to pay, please I don't want to leave with my kids under a tunnel please we need your help!!! thank you!!!

Sent from my Metro by T-Mobile 5G Device

Lehny Corbin

From: LUIS GARCIA [REDACTED]
Sent: Sunday, January 16, 2022 10:40 PM
To: City Clerk; Arturo Cruz; Abel Pineda; Rita Xavier; Patricia Ponce; Elizabeth Pabon
Cc: ACCE DAVID SHARPLES DIRECT, CONTRA COSTA COUNTY; ACCE RAUL VASQUEZ; LUISGARCIA0202@YAHOO.COM
Subject: PUBLIC COMMENTS - AGENDA ITEM # 19. #22-034 CITY COUNCIL DISCUSSION/CONSIDERATION: AFFORDABLE HOUSING STRATEGY AND TENANT PROTECTION POLICY

Honorable City of San Pablo, CA Councilmember,

My name is Luis Garcia. The reason I am writing to you because I am a resident of San Pablo and a tenant living at the Porto apartments. I am a member of the community group ACCE. Recently our landlord, Martin Gonzalez, issued us an eviction notice.

I have been a San Pablo resident since 1989.

I have been living in the Porto apartments since July 1994
(over 27 years).

I am a committee member of the CINCO DE MAYO, PEACE AND UNITY PARADE since 2012.

Since the current COVID-19 pandemic, I have been an essential working bringing supplies to grocery stores all over not just the Bay Area, but the Modesto, and Santa Rosa areas.

An eviction could have a great impact in my life because at my current residence I feel safe, especially, that I normally leave in the early hours ([3- 3:30 AM](#)) to go to work.

I am a member of the community group ACCE.

Recently our Landlord, Martin Gonzalez, sent me 3 letters asking me to leave the apartment because he needs to do repairs. I think it is not fair because I have lived in the apartments for over 27 years.

Furthermore, It is not necessary for him to evict me to do repairs, because we are just 6 tenants left living in the apartments and there are 8 vacant units in the 2 buildings that form the Porto Apartments complex.

In addition, this eviction will force me to spend money that I do not have at the moment, because I am working less than full time. For this reason I ask you to create a law that protects tenants like me from evictions especially now that the pandemic is still going on in San Pablo.

We are calling on you to pass the urgency ordinance prohibiting No Fault Evictions and that you keep that in place until you pass a permanent Just Cause for Evictions. We also urge you to include Rent Control, Just Cause for Evictions Protections and Tenant Anti Harassment Protections as part of your Housing Element.

I appreciate your time and effort .

I most definitely appreciate your attention regarding this sensitive issue for all and every resident of the Porto Apartments ([2235 Church Lane, San Pablo, CA 94806](#))

Respectfully yours,

Luis Garcia

Lehny Corbin

From: [REDACTED]
Sent: Monday, January 17, 2022 6:52 AM
To: City Clerk
Subject: Public Comments - AGENDA ITEM # 19. #22-034

No fault evictions are only good for business if you are in the business of creating more homelessness in our community just to triple the rent. It is NOT good for business

- to force tourists to tip toe over human feces
- for all public fountains to become giant urinals
- to increase the encampments all over town
- to force mom and pop stores to open to hypothermia victims who die in their doorways

You have the power to prevent needless cruelty. You owe it to the community who chose you to lead. Keep people housed. Vote yes on AGENDA ITEM # 19. #22-034

Remember disabled seniors with co-morbidities, medical workers, first responders, essential workers and their families. A no vote would show callous disregard for your constituents.

Sincerely,

Elsa China Stevens

Community member and member of Alliance of Californians for Community Empowerment (ACCE)

Lehny Corbin

From: KarenKidwell [REDACTED]
Sent: Monday, January 17, 2022 8:58 AM
To: City Clerk
Subject: Public Comments - AGENDA ITEM # 19. #22-034

Dear City Council Members,

My name is Karen Kidwell with the community group ACCE. I am writing to you because I am concerned about the eviction of tenants from the Porto Apartments. Among the tenants being evicted are disabled seniors who would be made homeless. I am also a disabled senior who knows how difficult it is to find housing and am deeply concerned about anyone, especially our most vulnerable citizens who are unable to fend for themselves, being put out on the streets.

Especially during this surge in COVID it is important that we keep families safe at home. **We are calling on you to pass the urgency ordinance prohibiting No Fault Evictions and that you keep that in place until you pass a permanent Just Cause for Evictions. We also urge you to include Rent Control, Just Cause for Evictions Protections and Tenant Anti Harassment Protections as part of your Housing Element.**

Thank you for your consideration of this matter,

Karen Kidwell

Lehny Corbin

From: cony lopez [REDACTED]
Sent: Monday, January 17, 2022 10:24 AM
To: City Clerk
Subject: Rv: Letter to San Pablo City Council

De: cony lopez [REDACTED]
Enviado: jueves, 13 de enero de 2022 05:46 p. m.
Para: ArturoC@sanpabloca.gov <ArturoC@sanpabloca.gov>
CC: cony lopez [REDACTED]
Asunto: Rv: Letter to San Pablo City Council

De: Raul Vasquez [REDACTED]
Enviado: miércoles, 12 de enero de 2022 12:04 a. m.
Para: [REDACTED]
Asunto: Fwd: Letter to San Pablo City Council

----- Forwarded message -----

From: David Sharples [REDACTED]
Date: Tue, Jan 11, 2022 at 5:50 P
Subject: Letter to San Pablo City Council
To: Raul Vasquez [REDACTED]

Dear Council:

My name is Maria Diaz. My daughter and I have lived in our apartment in the Porto Apartments since 2006. I am a member of the ACCE group. Recently our Landlord, Martin Gonzalez, sent me 3 letters asking me to leave the apartment because he needs to do repairs. I think it is not fair because just now I am disabled and unable to work. It is not necessary for him to evict me to do repairs. If I am evicted I will be forced to spend money that I do not have at the moment. For this reason I ask you to create a law that protects tenants like me from evictions in San Pablo. I appreciate all the time and effort.

Thank you,

Maria Diaz

--

David Sharples
Director, Contra Costa County
ACCE Institute and ACCE Action



Lehny Corbin

From: Paul V. Morris [REDACTED]
Sent: Monday, January 17, 2022 7:55 PM
To: City Clerk
Subject: Letter to City Council and City Manager.
Attachments: Letter to San Pablo CC - Tenant Protections Policy Discussion.docx; Politica lhostility.pdf; PoliticalHostility.pdf; Signature page for Letter to City Council 1-18-2022.pdf

City Clerk:

Please copy and forward my letter and attachments to each member of the City Council, City Manager and City Attorney. Also, register me as a speaker for agenda item #19 for tomorrow's meeting. If possible, please read the letter to City Council/into the minutes.

Thanks,

Paul Morris.

Paul V. Morris
THE PAUL MORRIS TEAM
Telephone: [REDACTED]
[REDACTED] [REDACTED]

Be kind, everyone is fighting a hard battle - Socrates.

PAUL V. MORRIS

January 14, 2022

San Pablo City Council & City Manager
1000 Gateway Drive
San Pablo, CA 94806

Re: Agenda item #19; Tenant Protection Policy discussion.

Dear Members of San Pablo City Council & City Manager:

At your next City Council meeting, January 18, 2022, you will be deciding to adopt one of two options, one of which, goes far beyond what the State of California has in place to stop property owners from evicting tenants.

A little background about myself; I ran a property management company for over 20 years managing many properties around San Pablo and the East Bay, including a substantial number of multi-family apartment buildings. In addition, I served the City as Mayor and City Council for 16 years, 7 years as a member of the San Pablo Planning Commission. I also served on many boards as a director relating to my business, our community, and the State (League of California Cities). My company now manages our own properties.

What I am seeing here is a few tenants and their legal advisors, ACCE (**Alliance of Californians for** Community Empowerment) singling out one business, an apartment building whose owner, Martino Gonzales, who has found himself in a difficult position, due to the terms of the purchase agreement to him from the previous owners of the building.

Property History: A little more than 2 years ago, Mr. Gonzales purchased the building which houses La Strada restaurant and has owned the restaurant with his family for over 25 years while renting the premises. He also acquired the liquor store building and business next door, Adobe Liquors.

To make these property purchases, he was compelled by the seller to take the apartment building as part of the deal. This building, now Porto Apartments, was owned outright since they built it, did very little maintenance and did not raise the rents substantially over many

years. There were no permits pulled for work that needed to be done since 1967! Consequently, the rents are stuck at a fraction of today's market rents. The tenants have an eviction date of January 15, 2022.

The 6 remaining tenants and the ACCE are trying to persuade you all to pass this over-reaching "Just Cause Eviction Ordinance" and fix this dispute that goes way beyond State law. They are trying to stop the owner of Porto Apartments from rehabbing all 14 neglected units, bring them up to City code, and then to rent them at market rate. The tenants are refusing to leave with the option of returning to the building, once all the required work is completed. The owner/Landlord is complying with all State laws requirements. He is being a responsible property owner, working with the City's Building Department to obtain all the necessary permits needed for the authorized work.

City Council should continue to explore the feasibility of providing resources to assist tenants and promote the affordable housing opportunities within our City and not **disincentivize property owners** who are "doing the right thing" by reinvesting in their properties to improve our housing stock with safe, healthy and secure housing within the City.

I understand very well that cities should not be intervening in these Landlord/Tenant disputes that are regulated by the State. By enacting this ordinance, you would take the City down a very dangerous road that would set a new legal precedent for San Pablo. This would challenge constitutional-protected property rights by totally impacting a property owner's right to economic freedom and to exercise their own property rights.

Do you want to expose the City to an abundance of litigation? I wouldn't think so.

When you were elected and sworn into office you swore to uphold the Constitution of the United States of America and the Constitution of the State of California. Most of the business owners in San Pablo have a vested interest in having our City succeed. and **not be shackled by and over-reaching local government.** You have no right to use your office for ideological reasons to take away the rights of these individual property owners, some of whom have invested their lifesavings into their property business.

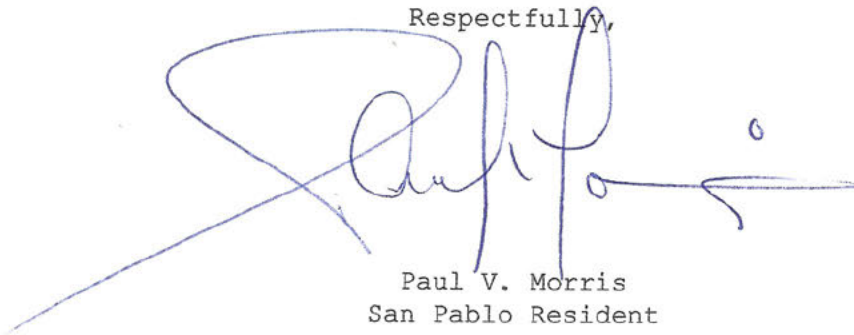
Alienating responsible property owners such as Mr. Gonzales and his family will eventually, because there is no money to improve on properties that will then create unnecessary blight and more substandard housing conditions, as these property owners will not be able to invest in and improve their properties leading to slum-like conditions, increase in crime and cause major health risks for our neighborhoods.

Many people over the more than 20 some odd years "worked their buns off" to achieve what San Pablo is today; one of the safest cities in the Bay Area. Other former City Council members and I, staff, police officers, volunteers,

and many other groups including small businesses and property owners have made this happen when we were faced with this almost insurmountable task for a city that was the most violent city per capita in the nation up to the middle 1990's. In 2014, the city received the "All America City Award" from the National Civic League for this compelling achievement!

To pass this draconian ordinance would be undoing all that work that made the City of San Pablo safe; I strongly urge you to vote to support the preferred policy Plan, the **CITY OF SAN PABLO AFFORDABLE HOUSING STRATEGY** that you adopted on November 16, 2020. This plan provides, as you know, recommendations already contained in this City's affordable housing Strategy that has many objectives for boosting affordable housing prospects in San Pablo over the next decade.

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul V. Morris", with a long horizontal line extending to the right.

Paul V. Morris
San Pablo Resident

Attachment: Political Hostility Toward Housing Providers. 1 other.

C.C. City Attorney





Political Hostility Toward Housing Providers

by Ethan Blevins, Attorney

What would you think if the government dictated that you won't be paid for more than a year but you must keep working? As unlikely as you might consider such a scenario, this hypothetical is Howard Iten's reality. Iten, a commercial landlord in Los Angeles, is under Los Angeles County's pandemic-driven mandate to continue running his business while his tenant is allowed to completely beg off his rent.

Most states imposed some kind of eviction ban during the pandemic, typically targeted toward residential landlords and tenants. These eviction moratoria all have the same rationale – to prevent the comingling prompted by eviction when people move in with friends and relatives or end up at a homeless shelter. These residential bans are generally overly broad, encompassing people who are not affected by COVID-19 and are facing constitutional legal challenges, including my firm, Pacific Legal Foundation, which represents Iten.

But LA County went a step further by barring commercial

landlords from evicting tenants, even when they refuse to pay rent.

There is no question that many of us have suffered extraordinary hardships during the pandemic. But cities and states across the country cannot simply decide that a tenant – but not a landlord – deserves a shield against the hardships brought on by the pandemic.

For Iten and his wife, the rent they collect represents a large portion of their retirement income. Their necessary revenue stream dried up when their tenant stopped paying rent – even though the tenant's auto repair business stayed open throughout the pandemic.

Even as we've begun to climb out and life approaches normalcy, 14 states and many large cities still cling to eviction bans.

For example, Seattle is the most-vaccinated city in the

country, yet the city has issued a plea to the mayor and the Washington governor, urging them to extend their eviction bans – two of the most severe in the nation – through the end of 2021 at the earliest.

Meanwhile, King County, where Seattle sits, just lifted its mask mandate and people are again living their lives. Though Seattleites can mingle, go to work and move on, the city insists that it must prevent landlords from exercising their rights.

The hesitancy to lift these restrictions is not hard to explain. Progressive governments across the nation long have held an ill-informed hostility toward the rental housing industry. Many leapt at the change to bar an eviction process that they saw as fundamentally unjust to begin with. It is no surprise that they want to hang on; COVID-19 was the excuse, but it was never the endgame. The Seattle City Council, for example, recently showed its true colors by adopting an ordinance that forbids landlords from ever evicting a tenant for failing to pay rent during the pandemic, even after the risk of disease transmission be-

comes negligible.

This is no longer just about the pandemic – it's about redistributing property from landlords to tenants, a long-coveted goal that some governments appear to be pursuing under cover of pandemic relief. Indeed, there is a looming question about whether the fear of an "eviction tsunami" that leaders latched onto was ever a serious risk. On the surface, it makes some sense that if the government forces people out of work, they won't be able to pay rent and landlords will evict them.

But as with most complicated truths, the reality is not so simple. For example, historical data on late rent suggests that people's ability to pay did not change much during the throes

of the pandemic. Late payments in July 2020 were down only 2.2 percentage points from July 2019 and other months show a similar pattern. Similarly, data indicate there wasn't even an eviction surge in the few months of the pandemic when landlords had the right to take that action.

Why did the dire predictions not pan out? Perhaps the unprecedented stimulus spending and unemployment benefits accomplished what they were supposed to – carry people through the pandemic's economic fallout. And it could be that landlords do not want to evict people during a pandemic unless they absolutely must.

After his service in Vietnam, Howard Iten spent decades building his retirement. Yet Los

Angeles County apparently has deemed his welfare secondary to the protection of his scofflaw tenant from any repercussions for failing to honor a binding agreement.

There is no question that many of us have suffered extraordinary hardships during the pandemic. But cities and states across the country cannot simply decide that a tenant – but not a landlord – deserves a shield against the hardships brought on by the pandemic. ADA

Ethan Blevins is an attorney at Pacific Legal Foundation, a nonprofit legal organization that defends Americans' liberties when threatened by government overreach and abuse. Follow him on Twitter@ethanwb.

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IN THE NEWS

Landlord Sues for \$100 Million Over Eviction Moratoriums!

As reported in the L.A. Times, one of the region's largest apartment builders has sued the city of Los Angeles over its COVID-19 eviction moratorium saying that his companies have experienced "astronomical" financial losses and are legally entitled to compensation from the city.

Geoffrey Palmer, owner of GHP Management Corporation, said in its lawsuit that 12 buildings it manages have experienced more than \$20 million in lost rental income as a result of the measure. GHP, which filed the lawsuit along with several other Palmer companies, expects that number to triple by the time the moratorium's provisions have expired. GHP Management owns more than 15,000 apartments in

Southern California.

Palmer's companies allege that the moratorium - put in place by Mayor Eric Garcetti as an "emergency order" and then ap-

The moratorium violated the "takings clause" in the 5th Amendment which states that private property shall not be taken for public use without "just compensation."

proved as an ordinance by the City Council - violated the "takings clause" in the 5th Amendment, which states that private property shall not be taken for public use without "just compensation." Palmer's companies said they are entitled to more than \$100 million.

"While the eviction moratorium protects tenants who are unable to pay rent due to circumstances related to the COVID-19 pandemic, it arbitrarily shifts the financial burden onto property owners, many of whom were already suffering financial hardship as a result of the pandemic

and have no equivalent remedy at law," said the lawsuit, which was filed in August.

Second Lawsuit Seeks \$50 Million!

GHP has filed a second lawsuit over anti-eviction measures enacted by Los Angeles County and the State of California. That case seeks another \$50 million and deals with apartment buildings in Santa Clarita.

In the lawsuit against the city, his attorneys said the eviction moratorium had led to rent losses of more than \$2.7 million at one project in downtown Los Angeles; nearly \$2.8 million at a 526-unit complex along the 101/110 Freeway interchange; and nearly \$3.9 million at an apartment property in Woodland Hills.

Because of the city's ordinance, lenders have refused to re-finance loans on properties managed by GHP, causing additional economic harm, the lawsuit said.

Palmer's companies also contend that they will have little success in recouping losses from their tenants after the one-year grace period that follows the end of the city's COVID-19 emergency.



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Lehny Corbin

From: [REDACTED]
Sent: Monday, January 17, 2022 9:15 PM
To: City Clerk
Subject: PUBLIC COMMENTS - AGENDA ITEM # 19. #22-034 CITY COUNCIL DISCUSSION/CONSIDERATION:
AFFORDABLE HOUSING STRATEGY AND TENANT PROTECTION POLICY

Hi council members my name is Eduardo Vargas, I am resident of San Pablo for more of ten years, I don't want to be evicted because I don't want to become another homeless me and my family it is why **We are calling on you to pass the urgency ordinance prohibiting No Fault Evictions and that you keep that in place until you pass a permanent Just Cause for Evictions. We also urge you to include Rent Control, Just Cause for Evictions Protections and Tenant Anti Harassment Protections as part of your Housing Element.**

Lehny Corbin

From: [REDACTED]
Sent: Monday, January 17, 2022 9:29 PM
To: City Clerk
Subject: PUBLIC COMMENTS - AGENDA ITEM # 19. #22-034 CITY COUNCIL DISCUSSION/CONSIDERATION: AFFORDABLE HOUSING STRATEGY AND TENANT PROTECTION POLICY

Good afternoon council members and mayor my name is Lisbeth Ochoa, I am resident of San Pablo for many years we are suffering with the pandemic if we get evicted me and my family were we are going to go we don't have money it is

one of the reasons **We are calling on you to pass the urgency ordinance prohibiting No Fault Evictions and that you keep that in place until you pass a permanent Just Cause for Evictions. We also urge you to include Rent Control, Just Cause for Evictions Protections and Tenant Anti Harassment Protections as part of your Housing Element.**



ReplyForward

Lehny Corbin

From: Shirley Gayer [REDACTED]
Sent: Tuesday, January 18, 2022 2:18 PM
To: City Clerk
Subject: PUBLIC COMMENTS - AGENDA ITEM # 19. #22-034 CITY COUNCIL DISCUSSION/CONSIDERATION:
AFFORDABLE HOUSING STRATEGY AND TENANT PROTECTION POLICY

Hello members of the San Pablo City Council,

My name is Shirley Gayer and I am a resident of San Pablo. Please pass Just Cause for Evictions protections. I know what it's like to be kicked out of your home with no place to go because of irresponsible landlords. As a single mother I was forced to bounce around from place to place with my sons. In 2001 I was forced into homelessness because of my landlord and it caused me and my youngest son to be separated for a time. Thanks to the kindness of friends I was able to find a temporary living space where I could be reunited with my youngest son. Even with my friends' help we were without a home for 2 years. Thankfully, I have a stable living situation now. But, I couldn't imagine being put in a situation where I would be forced out of my home with no place to go. As a person who has had to deal with the crippling stress and anxiety about not having a roof over my head. I wouldn't want anyone or any family to go through what I did with my youngest son all those years ago because of the actions of a landlord. Please vote to protect tenants from unfair eviction and from being homeless with no place to go.

Thank you and have a great evening.

Lehny Corbin

From: [REDACTED]
Sent: Tuesday, January 18, 2022 5:52 PM
To: City Clerk
Subject: PUBLIC COMMENTS - AGENDA ITEM # 19. #22-034 CITY COUNCIL DISCUSSION/CONSIDERATION:
AFFORDABLE HOUSING STRATEGY AND TENANT PROTECTION POLICY

Hi my name is Veronica Martinez and I am ACCE member< I am a San Pablo resident for 27 years I Have 5 children and I am worry to be evicted because the pandemic it is herring hard we don't have were to go and no money it is

why **We are calling on you to pass the urgency ordinance prohibiting No Fault Evictions and that you keep that in place until you pass a permanent Just Cause for Evictions. We also urge you to include Rent Control, Just Cause for Evictions Protections and Tenant Anti Harassment Protections as part of your Housing Element.**

Lehny Corbin

From: Mildred "Millie" Phillips [REDACTED]
Sent: Tuesday, January 18, 2022 5:53 PM
To: City Clerk
Subject: no-fault evictions and other housing policies

My name is Rev. Millie Phillips, interfaith organizer for EBASE/FAME in Contra Costa County. I am writing to you because I am concerned about the eviction of tenants from the Porto Apartments. Among the tenants being evicted are disabled seniors who would be made homeless. As a senior myself, I can't imagine how difficult this must be, especially if you are disabled. During this surge in COVID, it is important that we keep all families safe at home. **We are calling on you to pass an ordinance prohibiting no-fault evictions and that you keep that in place until you pass a permanent just-cause eviction ordinance.**

Please include rent control, just cause for eviction protections and tenant anti-harassment protections as part of your housing policies.

Sincerely,

Rev. Millie Phillips

[\(She/Her\)](#)

Faith-Rooted Organizer FAME Concord

[Faith Alliance for a Moral Economy \(FAME\) an initiative of \(EBASE\)](#)

2140 Minert Rd, Concord CA 94518

Cell: 415 272-4152

From: Rhovy Lyn Antonio <rantonio@caanet.org>

Date: January 18, 2022 at 5:26:26 PM PST

To: Rita Xavier <RitaX@sanpabloca.gov>, Abel Pineda <AbelP@sanpabloca.gov>, Elizabeth Pabon <ElizabethP@sanpabloca.gov>, Patricia Ponce <PatriciaP@sanpabloca.gov>, Arturo Cruz <ArturoC@sanpabloca.gov>

Cc: Matt Rodriguez <MattR@sanpabloca.gov>

Subject: Agenda #19 - Eviction moratorium

Good afternoon Mayor Xavier and members of the City Council,

I am writing on behalf of California Apartment Association and our local members on Agenda #19 regarding affordable housing issues and the proposal to enact an eviction moratorium on No Fault evictions. Last time I spoke before you was during the passage of the city's smoking ordinance which CAA did not oppose.

While CAA can help provide resources and serve subject matter expertise to reach the City of San Pablo's goals outlined in the Housing Element and Affordable Housing Strategy reports, CAA unequivocally opposes the proposed eviction moratorium that has been presented to you without staff support.

First, the ordinance is based on bad public policy and circumvents State Law – primarily AB 1482 The Tenant Protection Act of 2019. As you may be aware, the statewide rent control and just cause eviction regulations were signed into law with much collaboration and negotiations with stakeholders. Any perceived “loopholes” were intentional in order to strike a difficult balance between renters, rental housing providers, and the overall health of the State's housing economy. Moving forward with the proposal to ban No Fault termination would severely undercut this compromise weaponize a key component of AB 1482.

Second, the proposed ordinance suggests that the City of Pablo can override the judicial system by interfering with the execution of writs of possession and allowing retroactivity.

Finally, the proposed ordinance is founded on false pretense that renters are powerless to stop an eviction. Existing laws and procedures provide renters and their legal representatives the full due process of the law to fight an eviction if the termination of the tenancies violate current state laws. The absence of a local law does not interfere with their right to make a defense as any technical error caused the by housing provider or noncompliance with AB 1482 is a defense to an eviction.

CAA and its members continue to strive for full compliance of the law which is why we make outreach and education a priority. Recognizing that AB 1482, was in effect for merely three months before the pandemic disrupted the world, there is a great area of opportunities for the City to partner with its rental housing stakeholders to provide much needed outreach and education for both the city's renters and rental housing providers.

This type of education will allow renters who may face themselves in alleged wrongdoings to gain access to resources that can help them resolve their private disputes with rental housing providers. The same applies vice versa.

Pursuing a citywide law that specifically targets private parties to settle a private dispute is not good public policy.

Thank you for your consideration and please don't hesitate to reach out so I can further elaborate on the services we provide for the city's rental housing providers and our robust work assisting other local jurisdictions on housing policies.

Best,

[Rhovy Lyn Antonio](#) ▪ Senior Vice President, Local Public Affairs
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*CAA is your partner in the rental housing industry.
[Find out how we're working for you.](#)*

Questions about COVID-19: [Visit our Resource Page](#)
CAA Services: [Events and Education](#) [Insurance](#) [Tenant Screening](#)

Lehny Corbin

From: Alyssa Kang <AKang@NationalNursesUnited.Org>
Sent: Tuesday, January 18, 2022 6:33 PM
To: City Clerk
Cc: David Sharples
Subject: PUBLIC COMMENT - AGENDA ITEM # 19. #22-034 CITY COUNCIL DISCUSSION/CONSIDERATION: AFFORDABLE HOUSING STRATEGY AND TENANT PROTECTION POLICY

Good evening,

My name is Alyssa Kang, Community Organizer with California Nurses Association/National Nurses United. I am writing to you because I am concerned about the eviction of tenants from the Porto Apartments. Among the tenants being evicted are disabled seniors who would be made homeless. Especially during this surge in COVID it is important that we keep families safe at home.

We are calling on the City of San Pablo to pass the urgency ordinance prohibiting No Fault Evictions and that you keep that in place until you pass a permanent Just Cause for Evictions policy. We also urge you to include Rent Control, Just Cause for Evictions Protections and Tenant Anti-Harassment Protections as part of your Housing Element.

Thank you.

In Solidarity,

Alyssa Kang (she/her/hers)

Community Organizer

National Nurses United/California Nurses Association

AKang@nationalnursesunited.org

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