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Sent: Monday, March 23, 2020 7:15 PM

To: Ann Yang <anny@hermosabeach.gov>; City Council <citycouncil@hermosabeach.gov>; Suja Lowenthal <suja@hermosabeach.gov>

Subject: New eComment for City Council Meeting - 7:00 PM

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John Wallace submitted a new eComment.

Meeting: City Council Meeting - 7:00 PM

Item: 6a) REPORT 20-0176 TEMPORARY MORATORIUM ON FORECLOSURES AND RESIDENTIAL AND COMMERCIAL EVICTIONS FOR NONPAYMENT OF RENT DURING COVID-19 PANDEMIC (City Attorney Michael Jenkins) (Assistant City Attorney Lauren Langer)

eComment: This should be a matter between Landlord and tenant (not Government) and should be at the landlord's discretion. I do not have concerns with any of our tenants who are all stable. We can resolve this with them if there is true need, lack of work or lack of compensation for not working or affliction from CV. But my wife and I are not a REIT or private equity. We are tax paying small business property owners who are preparing for retirement. Getting government involved turns this into a negotiation, levels the playing field and subliminally sends the message that rent is optional. Including mandatory payback in 6 months in legislation is a step towards fairness, but 6 months is a long time from now. Creep is a dangerous thing and 6 months from now tenants may feel different and feel they have other priorities more pressing than paying back rent and not consider it an obligation. This should not be an extra tax on landlords, highly discriminatory. Government positions can morph also. Promised payback feels like a false promise to Landlords. What about people who have another illness and feel like they shouldn't have to pay rent either? There are many other rationalized scenarios for renters not paying and feeling rent is optional. This is a massive slippery slope.

Given that and the inevitability in these times of some governmental policy, Specifically, I would say:

1. This policy should be reviewed every month by the City and voted to continue based on feedback or not.
2. Tenants should have to submit in writing (not text, how to provide proof on a text??) 15 days before rent due request and documentation and this should be done every month that rent postponement is requested.
3. There should be arbitration with loser paying all fees involved, if renter unilaterally opts to not pay rent and can't document qualification or if qualification is false or no longer real.
4. What is the punishment for fraud in qualification and for ultimate non payment in 6 months? It should be a crime.
5. Rent forgiveness should be voided immediately if there is evidence submitted to, I assume, enforcement that the tenant is violating Corona virus isolation recommendations advised by City, County or State.

Imagine what a mess this would be if the City hadn't ultimately listened to its residents on short term rentals. After the difficult battles with City Government that have mobilized citizens repeatedly over, as examples, short term rentals and slack line, you should expect some form of skepticism on such measures from devoted citizens who care about Hermosa Beach.

Thank you for the consideration,

John Wallace, MD 1734 Strand HB