

3/24/20 AGENDA, ITEM 6a - TEMPORARY MORATORIUM ON FORECLOSURES AND RESIDENTIAL AND COMMERCIAL EVICTIONS FOR NONPAYMENT OF RENT DURING COVID-19 PANDEMIC
SUPPLEMENTAL EMAIL SUBMITTED BY SCOTT HAYES TO THE CITY COUNCIL ON 3/24/20 AT 6:19 P.M.

From: Scott Hayes <sdhayes8800@hotmail.com>
Sent: Tuesday, March 24, 2020 6:19 PM
To: City Council <citycouncil@hermosabeach.gov>
Cc: Ann Yang <anny@hermosabeach.gov>
Subject: Rent Abatement

Sorry for submitting this so late. I was only recently made aware of Justin Massey's last minute supplemental comment.

I was a little surprised this afternoon when I saw that the rent abatement issue was added back to the agenda for tonight's City Council meeting by way of Justin Massey's (very late) supplemental comment. I was not going to make any comments on the originally proposed ordinance but now that the issue of rent abatement has been resurrected I feel compelled to voice my dissent.

I understand the desire to protect the residents and businesses of Hermosa Beach from the financial burdens that many will experience as a result of the COVID-19 situation but by protecting one group you are hurting another. I do not feel that it is the City's place to make these decisions as every situation is different. I purchased my duplex as an income property and I rely on that income to pay my bills. If I am forbidden to charge full rent I cannot pay my mortgage. While my bank might allow me to pay my mortgage late, they will certainly not forgive any principal or interest.

My tenant is an airline pilot that normally flies to China so his employment situation is at risk right now. He is a great tenant and if he asks for help I am sure that we will come to a mutual agreement to allow him to pay his rent late or to possibly reduce his rent for a time. It is in my best interest to work with him because finding a replacement tenant during this crazy time might take a while and cost me more than the cost of late rent. The point is that the two parties to the rental agreement should be allowed work it out without any interference from the City.

Justin Massey stated at the last City Council meeting that he believes landlords are "better positioned financially to absorb the kind of economic hardship that we are going to see." Even if this is true, that doesn't mean that one individual should be forced to bear the financial burdens of another. If the City truly wants to spread the economic pain of those financially affected by COVID-19, the City should pay the rent of those unable to do so.

I strongly encourage the council not to vote for any ordinance that includes rent abatement. Keep the City out of private contracts.