



April 14, 2020

Dear Supervisor Fennell,

Thank you for reaching out to the Humboldt Association of Realtors® to provide feedback to the Board of Supervisors and staff on the proposed COVID-19 Eviction Defense Ordinance. Our Government Relations Committee has read through the proposed ordinance and has the following feedback:

We are happy to see that this draft ordinance does not include a 180-day payback period for tenants to pay their past due rents after the deadline of the statewide Eviction Moratorium that currently runs through 05/31/2020. The proposed ordinance appears to have a 90-day period beyond the statewide order ending on May 31st. We would like clarification on the wording of the 90-day extension period that you have included in item 16 on page 3 of 6. We are supportive of a 90-day payback period in which tenants can work out a schedule with their landlord to get caught up on past due rents, but do not support the extension of the timeframe in which tenants cannot be evicted due to non-payment. We want to make sure that there is more clarification in the wording to avoid a situation in which tenants are not paying rents to their landlords for up to 5 months, if you include April and May which are already covered.

As we mentioned in our previous letter, many owners of rental property rely on their rental income to pay their own bills, buy groceries and live off of. If we allow tenants to not be evicted for non-payment of rents and extend that an additional 90 days, we could be creating a larger problem. Even though Governor Newsom called on State Agencies to work with financial institutions to develop tools to combat foreclosure and displacement, not all mortgage companies or private lenders are allowing payment forgiveness or grace periods for non-payment of mortgages. In addition, property owners are still expected to pay their homeowners insurance premiums and property taxes.

The Humboldt Association of Realtors® recognizes and understands that tenants may need a grace period to work with their landlords on paying their past due rent amounts and support a 90-day period in which the past due amounts can be paid after the deadline of the state order of 05/31/2020.

We propose that you remove the reference to the "90-day period" in item 16 on page 3 of 6 and in the second paragraph of the Purpose section on that same page. We suggest instead that the 90-day period is only mentioned under Item 5 on page 6 of 6 - under Payback Period.

Thank you,

The Humboldt Association of Realtors® Government Relations Committee

PRESIDENT

Sara Prendergast

PRESIDENT-ELECT

Jill Rice

SECRETARY/TREASURER

Joshua Cook

PAST PRESIDENT

Victoria Copeland

DIRECTORS

Robin Bailie

Heather Bergen

Felicia Costa

Tina Christensen-Kable

Ruthie Jones - MLS

Joe Matteoli

Mike Novak

Michelle Rowland

Lauren Smith

Jeremy Stanfield

Somer Wallan

Hannah Winans

AFFILIATE LIAISON

Marysa Castro

EXECUTIVE OFFICER

Kristen Kelley

