

**Anna M. Brown**

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**From:** Bill Mulgrew <bill@rhosource.com>  
**Sent:** Tuesday, March 24, 2020 10:59 AM  
**To:** Carol Dutra-Vernaci; Emily Duncan; Pat Gacoscos; Gary Singh; Jaime Patino  
**Cc:** Joan Malloy; Carmela Campbell; Kristopher Kokotaylo; Lee McEachern; Mina Gill; Anna M. Brown  
**Subject:** Item 3b on tonight's Agenda

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Madam Mayor and respected Council,

The Rental Housing Association of Southern Alameda County agrees with and supports the idea of a Moratorium on evictions for non-payment of rents. One of the bright points in this crisis situation is that for all the contacts we have had with our members and other housing providers there has not been a single instance of "Us vs. Them." There is an ethos that we are, one and all, in the same proverbial boat.

We are counseling industry members to act first with compassion, to let their renters know that their housing is safe from COVID-19 related economic pressures. To help renters feel secure and able to give their attention to their health and families. We are insistent that housing providers communicate compassionately and frequently with renters.

We ask that you understand that many of the smaller owners use rents to provide their incomes in retirement, to feed their families, to pay for their medical expenses, to pay their personal utilities, and to care for their children.

It is patently unfair to harm one segment of residents to provide security for another. We are **not** asking that the Moratorium be cancelled. Quite the opposite, we support it. We do ask you to consider a couple of minor modifications that provide balance without harming renters.

1. In Section 1.E., We ask that the timeframe be changed from "within 30 days" to "within 5 days." Housing providers have a right to information that will help them plan their financial futures and manage their daily affairs. Making someone wait 30 days to find out their income is not forthcoming is very damaging - most renters know already their ability to pay rent next month.

2. In section 1.F. we ask that some interim payment be made, as again, smaller housing providers often live from their rental income. For most people, 90 days is six, two-week pay periods, ample time to set aside money for back rents. It is reasonable that after 45 days, or three pay periods, 20% of the deferred rents would be an easy, good faith payment to a housing provider who is likely struggling along with the renters. We ask that the ordinance specify that renters pay 20% of the deferred rents at 45 days after the expiration of the moratorium unless a state law directs otherwise. This would not add burden to the renters.

Finally, we ask that Union City work to create a fund for rent relief for renters. By taking advantage of state and federal emergency funding, there should be ample opportunity for the city to assist impacted renters and housing providers. We would direct you to Hayward's draft ordinance for a local example.

Thank you for your speed and decisiveness in dealing with an unprecedented crisis. We are here and willing to stand with the city in assuring renters that worry over housing is unnecessary. We also offer to assist the city in dealing with uncooperative housing providers through our Peer-to-Peer counseling.

Please consider this as public comment on this agenda item tonight.

With all wishes for health and safety for you, your loved ones, and your constituents,

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Bill Mulgrew

Vice President, Public Affairs

Rental Housing Association of Southern Alameda County

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