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Select 1 Realty, as well as other private property management companies, are following procedures suggested by the National Multifamily Housing Council (NMHC) and the National Apartment Association. The NMHC has recommended the following guidelines that call for property managers to help their tenants retain their housing during the Coronavirus crisis by:

- Halting evictions for 90 days for tenants who can show they have been financially impacted by the pandemic.
- Avoiding rent increases for 90 days.
- Creating payment plans.
- Waiving late fees.
- Identifying government and community resources to help secure food, financial assistance, healthcare, and other services.
- Communicating with residents that it's an industry priority to partner with them to help them retain their housing.

I would like to assure you that we are following current government guidance regarding evictions during this uncertain time and we will continue to review our policies daily in order to help our residents as much as possible.

With the dramatic economic shifts and unprecedented challenges that our industry faces given the Covid-19 crisis, Select 1 Realty is in support of the recent NMHC request encouraging all members and property management firms to follow the items outlined above. We are requiring some form of proof that the tenant is being affected by Covid-19. When they provide proof that they are having difficulties caused by the pandemic, we will be calling you ASAP to discuss what options we may have and what assistance you can give to your tenant.

I must stress that there is no "one approach fits all" and recommend that the best strategy is for us, the owners, and the tenants. We have spoken with several of you recently to discuss a tenant impacted by the Covid-19 pandemic and have received wonderful understanding and cooperation.

Thank you for your understanding during these difficult times.

This Urgency Ordinance is consistent with the authority provided in the Governor's Executive Order N-28-20 and remains in effect until May 31, 2020 or the expiration of the local emergency or the Governor's proclamation of a state of emergency, whichever is later.

The Ordinance applies to nonpayment eviction notices and unlawful detainer actions based on such notices, that are served or filed on or after March 16, 2020 and until the expiration of this Ordinance. The Ordinance is currently set to expire on May 31, 2020, or the expiration of the local emergency or the Governor's proclamation of a state of emergency, whichever is later. The City Council can take further action at a later date if it determines that the moratorium needs to be extended.

Once a landlord knows that a tenant cannot pay some or all of the rent temporarily for the Coronavirus-related reasons covered in the ordinance, the landlord cannot serve a notice pursuant to Civil Code of Procedure section 1161, file, or prosecute an unlawful detainer action based on a three-day pay or quit notice or otherwise seek to evict the tenant for nonpayment of rent.

The Ordinance requires tenants to inform landlords in writing of their inability to pay full rent within 14 days after rent is due after they become aware of a substantial decrease in household income or business income or out-of-pocket medical expenses that would prevent them from paying full rent.

A landlord is deemed to have knowledge that a tenant is unable to pay rent within the meaning of the Ordinance when the tenant, within 14 days after the date that rent is due, notifies the landlord in writing of the tenant's inability to pay the full rent because of a substantial decrease in household or business income or the need to pay out-of-pocket medical expenses that were caused by the Coronavirus pandemic, or by any local, state, or federal government response to the Coronavirus, and the tenant provides documentation to support the claim. Any medical or financial information provided to the landlord must be held in confidence, and only used for evaluating the tenant's claim.

The Ordinance temporarily relieves the tenant of liability for the unpaid rent. The landlord may seek any unpaid rent after the expiration of this Ordinance. The tenant must pay any unpaid rent within six (6) months of the date of expiration of the Ordinance, unless a state law or order is amended or adopted providing for a longer repayment period. If so, the longer repayment period of the state law or order shall apply under this Ordinance. The Ordinance does not establish rent forgiveness.

A landlord may not charge or collect a late fee for rent that is delayed for the reasons identified above, nor may a landlord seek rent that is delayed for the reasons defined in the Ordinance through the eviction process.

Staff recommends that City Council temporarily pause eviction actions for residential tenants that are at-risk due to loss of income or other factors relating to the Coronavirus emergency to ensure that Antioch residential rental tenants can maintain housing

security, stay healthy to prevent further spread of the virus, and remain safe during this already difficult time.

Staff anticipates that many commercial tenants will continue to lose revenue during the shelter in place period through April 7th, or longer if the Order is extended. Additionally, many businesses will take time to recover once the pandemic has subsided. Therefore, staff recommends that the Ordinance include commercial tenants.

As the City Council continues to prioritize stability for its residents and businesses, reducing impacts to both groups during this local emergency is essential to prevent homelessness and the permanent closure of businesses in the City due to economic hardships created by the Coronavirus. The Ordinance provides temporary forbearance to those who qualify, by providing six-months to catch up on unpaid rent and forbidding late fees from being charged for qualified tenants, e.g. those that can demonstrate loss of income or revenue.

ATTACHMENTS

1. Urgency Ordinance
2. Governor Gavin Newsom's Executive Order N-28-20, March 16, 2020
3. Governor Gavin Newsom's Executive Order N-33-20, March 19, 2020
4. Governor Gavin Newsom's Executive Order N-37-20, March 27, 2020
5. Health Officer of Contra Costa County's Shelter in Place Order, March 16, 2020