

From: [Jeff Almaz](#)
To: [City Clerk](#)
Subject: Rent Commercial
Date: Tuesday, March 31, 2020 5:13:00 PM

To whom it may concern

My name is Jeff Almaz CEO of Café on Lemon restaurant located 120 E. Lemon Ave. unite B Monrovia, CA 91016, due to COVID-19 our business had suffered tremendously.

We respectfully ask the city to adopt state ordinance of rent abatement.

Thank you

Jeff Almaz 

From: [N Atkisson](#)
To: [Alice Atkins](#)
Subject: City Council Meeting input March 31, 2020
Date: Tuesday, March 31, 2020 2:18:06 PM

Dear **Ms. Atkins** ,

I support the requests made in the petition below. My name is Nancy Atkisson and I live in Glendora, your neighboring city. We are all struggling with this together, and what effects your city also effects ours. People who loose their homes, become homeless in all of the cities that surround us. I believe every City needs to step up to prevent more of an already homeless crisis that we don't know how to manage. Adopting changes to help those who have a roof over their head, stay there, is critical or the aftermath of the corona virus will be magnified. Even though I am not a resident of Monrovia, I used to frequent your city for many services, but as each city becomes so impacted by the homeless, it decreases the desire to spend time where I see such human tragedy.

In addition, I am also a senior and realize how difficult it is for those of us older residents to find affordable, safe, and clean places to live. The petition below, outlines a number of requests be considered at the meeting tonight. Some of us have homes to go too, food to eat, use of bathrooms, and a bed to sleep in, every single night. Let's remember how many of us have that comfort, and be compassionate about those who don't.

I hope that even though I do not live in Monrovia, the effects of your decision could impact Azusa, Glendora, Irwindale, Covina, Duarte, San Dimas, West Covina, and I am sure there are more cities where these people may end up in City parks, sidewalks, business doorways, behind shopping centers, and the like, if there isn't some support for the issues outlined below in the petition.

Thank you for reading my input,

Nancy Atkisson,
Glendora Resident

Thank you taking a special meeting during this critical time for our city, country, and world. I write to ask council for strong, local action. The current Moratorium on Evictions Order, (Executive Order N-37-20), passed by Governor Newsome on Friday, March 27th is an act of good faith, but there are many loopholes in it that do not work in favor of people that rent. It falls short of providing practical help for renters during the COVID-19 pandemic. 60% of residential Monrovians are renters, many of whom are seniors. The order does not provide additional protections for renters who are unable to pay their rent during this crisis, or for renters who may be evicted for other reasons.

The order simply allows renters to more time to file a response in court, but only if they have met the conditions and are 'aware' that they have more time. The order does not create an obligation for the landlord to accept the rent at a later date, or not to impose late or penalty fees, enter into a payment plan, or otherwise work with renters to avoid the eviction.

We are asking the City of Monrovia to declare a local state of emergency order, that would be retroactive from March 1, 2020 when some people were already affected by Covid-19 until the City calls off the local state of emergency. In that order, we are asking:

- **the City of Monrovia to immediately enact a sweeping moratorium against the all evictions for non-payment of rent /or mortgage of any tenant, homeowner, business or commercial interest that**

has been impacted by COVID-19 in the city of Monrovia, and therefore, unable to pay their rent. This local moratorium will be effective for 3 months after the local state of emergency is no longer in effect, with a payback time of rent, up to a year, barring all late fees or penalties. This will allow people and businesses time to set up small loans to cover the rents/ mortgages that they will be responsible for paying back. [If a person's rent is \$1500/mo and the virus goes on for 3 months, they will owe \$4500. Where does a person come up with \$4500/mo when most people are already living paycheck to paycheck? It will take time to set up loans, as the system will be inundated.]

- the City of Monrovia to support homeowners at risk of defaulting, to prevent their displacement **by creating a fund** to keep homeowners and landlords current on their mortgages, enlisting rent and mortgage assistance from SGV Regional Trust Fund, LA County Measure H, city funds or other funds, and/or enlist the state to stop foreclosures.

- If a property owner attempts to evict a tenant, homeowner, business owner, or commercial interests for non-payment of rent, it will be **considered a violation of the ordinance against evictions**, and may be invoked by the above party involved, as an affirmative defense against eviction in court.

- the City of Monrovia to set up **master leases of local hotels**, that are suffering with low occupancy rates (some 14% -20% occupancy on a Saturday night). The City would negotiate a mass discounted room rate. This would be for Monrovians: seniors, people with disabilities, and families with children that have fallen out of housing, to be put up in this transitional housing, so to speak, so they do not become susceptible to the virus. These would be people that Foothill Unity could work with to get into permanent supportive housing. The (hotels) would go on until 6 months after the local state of emergency ended.

- the City of Monrovia to aid in **hiring an additional housing navigator /or caseworker for the Foothill Unity Center** to help with the increased caseloads that they are going to need. (This cost could be shared by neighboring cities that use Foothill's services. The position would last at least one year.)

- the City of Monrovia to immediately send out a **mailing in English and Spanish, to all residents about what is necessary** to prevent themselves from being evicted. What are the steps they must take, what do they need, the deadlines, etc. Translations in other languages, should be available as well.

- a **moratorium on utility shut-offs, of all public utilities**, including water, sewer and garbage pick-up during the COVID-19 state of emergency, and for 60 days following, barring all late fees or penalties.

- Modification of various parking policies to reduce the financial burden on residents and support local businesses, including:

- temporary **suspension of non-critical vehicle impounds**

- temporary **suspension of impounds of vehicles** with five (5) or more past-due parking citations or expired registrations.

- **public restrooms will be kept unlocked**, (as in the past), for 'all' persons with basic needs, as well as, allowing people the opportunity to protect themselves against the spread of COVID-19. Lack of access to bathrooms, and hand-washing facilities will only promote the spread of this virus. Placing porta-potties in key downtown, shopping, and gold line locations if not already in existence.

We ask these protections to be immediately granted, **retroactive to March 1, 2020 and in place by March 31, 2020, as many rents and mortgages will be due on April 1, 2020.**

The unhoused and precariously housed, face a far greater risk from COVID-19 than the securely housed. We cannot allow more people to fall into homelessness during this national emergency. People have spent years building up our wonderful city, and now they need our support. We are counting on each of you, Mr. Adams and Council members, to protect us now in this very difficult time. We have won awards in the past for our leadership and 'model' city. Let's lead the way to show other cities, how to take care of

its' citizens. Let's do the right thing now in this very troubled time.

Thank you for your service to the city of Monrovia.

Sent from Windows Mail

From: [Donna Baker](#)
To: [Alice Atkins](#)
Subject: Re: Monrovia City Council Special Meetings - Tuesday, March 31, 2020
Date: Tuesday, March 31, 2020 11:39:31 AM

Hi Alice,

I'd like this to be read during public comments please:

Dear City Council,

Thank you taking a special meeting during this critical time for our city, country, and world. I write to ask the council for strong, local action. I am asking the City of Monrovia to declare a local state of emergency order, that would be retroactive from March 1, 2020, when some people were already affected by Covid-19, until the local state of emergency has ended. In that connection, I respectfully request that the City immediately enact a sweeping moratorium against the eviction for non-payment of rent or mortgage of any tenant, homeowner, business or commercial interest that has been impacted by the virus. . Additionally, I ask that there also be a moratorium put in place on utility shutoffs of all public utilities during this current state of emergency. I hope that you will find compassion in your hearts at this difficult time for all of us, and consider this action as a show of leadership during uncertain times. Thank you for your consideration of this request. Donna Baker

On Mon, Mar 30, 2020 at 6:34 PM Alice Atkins <aatkins@ci.monrovia.ca.us> wrote:

Good evening ~

The Agenda and supporting documents related to the above-referenced meetings to be held on Tuesday, March 31, 2020, are available at the following links:

[City Council Closed Session](#) – 7:00 p.m.

[City Council Special Meeting](#) – 7:30 p.m.

Please Note: Supporting documents may be found by clicking on the links embedded directly in the agenda.

CORONAVIRUS DISEASE (COVID-19) ADVISORY

As a precaution to protect staff, our constituents, and elected officials, in accordance with Executive Order N-29-20 and guidance from the California Department of Public

Health on gatherings, there will NOT be a physical meeting location and all public participation will be electronic. Please reference the Agendas for more information on participating in the meetings from home.

As always, please reach out if you have any questions, and visit the [City's website](#) to stay informed with the latest information on COVID-19.

Be well,

Alice

Alice D. Atkins, MMC

City Clerk | City of Monrovia

415 S. Ivy Avenue | Monrovia, CA 91016

(O) 626.932.5505 | (F) 626.303-6618

aatkins@ci.monrovia.ca.us

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Donna Baker
Candidate for Monrovia City Council
DonnaBakerMonrovia.com



From: [Jonathan Bernstein](#)
To: [Alice Atkins](#)
Subject: Comment for tonight's special council meeting
Date: Tuesday, March 31, 2020 6:11:22 AM

Alice, I understand that I'm supposed to relay a comment about tonight's special council meeting through you, per a chat I had with Becky Shevlin last night. My comment follows, and thanks!

Honorable Mayor and City Council,

As a Monrovia small business owner and apartment renter, and as a crisis management public relations professional, I am writing to express my strong support for eviction moratoriums for the near future.

In my professional opinion, having been up to my elbows helping clients respond to the COVID-19 threat, we're not looking at any real relief until the end of Summer, assuming no resurgence in the Fall.

Many small business owners have to pay rent to a landlord as well as rent or mortgage on their residence. As the crisis continues, paying both will become more and more onerous. And if the business fails, the chances of paying residence costs goes down dramatically, leading to double failures.

I am more fortunate than most, as I live and work from home - one rent. But I patronize Monrovia businesses a great deal and believe that the City's present, future and soul are inextricably dependent on the health of its business community, and we have some marvelous businesses here! I would hate to see any fail when they could have a chance of turning things around for themselves - and their landlords - later in the year.

Thank you for your consideration.

Jonathan

Jonathan Bernstein
Chairman & Founder
[Bernstein Crisis Management, Inc.](#)
Author: [Manager's Guide to Crisis Management](#)
[Connect with me on LinkedIn](#)



Learn about our new, self-directed online course, [Best Practices in Crisis Management](#)



BOONE FETTER LLC

602 East Huntington Drive, Ste D
Monrovia, CA 91016
(626) 305-5530 phone (626) 305-5541 fax

March 30, 2020

Tom Adams
Mayor
City of Monrovia
415 S. Ivy Avenue
Monrovia, CA 91016

Dear Tom,

In 1977 it was said that “the last person to leave Monrovia should turn out the lights”. The city was desperate for help. They reached out to many and a few responded. The respondents were developer/owners who brought with them a vision for profound improvement to a once proud city. We are one of those developers. We were then and still are local citizens of the San Gabriel Valley including our business headquarters here in Monrovia.

Samuelson & Fetter brought with them a vision to help attract new modern businesses which would provide the best jobs in the region. They knew that more than bricks and mortar it was the understanding of where our economy was headed and how to attract the best and the brightest. Over 42 years' time we have continued to do this at the highest level. Our successes in this arena are too numerous to mention in this message but suffice to say today's Monrovia would be only a shadow of itself if the thousands of jobs in leading edge companies were not here now.

We have advocated for and ultimately played a role in bringing new Class A residential communities to the city as well. Their impact supports our successful business base, an expanding tax base and brings fresh, well-educated people to our town.

We are in unprecedented times right now, but they will pass just as the wholesale shutdown of aerospace did after the fall of the iron curtain. Just as the meltdown of commercial real estate in the early 90's did and of course, the massive recession of 2008-9 and 10.

Today's circumstances do not merit our local government overreaching in attempting to control the businesses of professional, compassionate and visionary people. No matter how well intentioned, the

unintended consequences will be profound. I will focus on commercial tenants for the purpose of this communique.

Providing so-called rental relief as the county of LA is doing is just plain wrong. The chain of parties who get paid in a monthly rental payment includes; a mortgage payment to a lender, property taxes to the county, property management staff, water and sewer to Monrovia, Edison, waste disposal to Athens, daily interior cleaning, landscaping, parking lot sweeping, property insurance and never-ending repair work. When this is all paid for the Lessor may receive a profit which he pays income taxes on and then reserves for future re-tenanting costs which, depending on the tenant, can be hundreds of thousands of dollars.

Our tenants are carefully selected, and major underwriting is done to make sure that they can in fact perform on a significant commitment regardless of outside effects. We make major forward commitments and fully deserve all remedies our complex lease contracts call for. We are also highly skilled at assisting tenants who need help if something dramatic occurs to their business. We are fair and know how to strike a fair outcome for both parties.

Five weeks ago, our country and state were at the highest employment levels in history. Our tenants overriding responsibility to themselves and their employees is to figure things out and continue to be successful. An effort to provide relief to one party puts everyone else in the Chain of Service at risk.

Monrovia's Council should not provide relief to commercial tenants. The term commercial should not include retail as they are very different property types. Class A residential communities should be exempt as well. Their Chains of Service are as complex as ours. MODA and Areum should be exempt as they are not stabilized. Outside capital will not look favorably upon this action and will just ignore new opportunities in a city where they think they will be damaged.

We are the experts here, please let us do our job.

Sincerely,

A handwritten signature in black ink, appearing to read 'Blaine P. Fetter', with a long horizontal flourish extending to the right.

Blaine P. Fetter



California Apartment Association
Los Angeles County
515 S. Flower Street, 18th Fl.
Los Angeles, CA 90071

March 30, 2020

Mayor Adams & City Council
City of Monrovia
415 South Ivy Avenue
Monrovia, CA 91016

Dear Honorable Mayor and City Council:

On behalf of the California Apartment Association (CAA), I am writing to request that you work closely with housing organizations in these difficult times and on the current efforts to implement a city-wide emergency eviction moratorium. CAA understands that the coronavirus outbreak presents a health and financial crisis to all Californians. We are all in this together and any proposal must be carefully crafted to avoid a chain reaction that will make the situation worse.

Renters facing financial turmoil because of the coronavirus outbreak should not have to worry about keeping a roof over their heads. Any local action must consider that when rent goes unpaid, there's a domino effect. Without sustained and reliable rent payments, owners and operators, especially mom and pops, may be unable to pay their mortgages and other bills related to operations. When those bills go unpaid, more workers are out of jobs and face stress.

A ban on evicting tenants unable to pay the rent because of the coronavirus must be precisely crafted. We encourage the City to watch state actions closely as this is a statewide concern. We also urge you to consider:

- When a tenant is opting into the moratorium program, they should provide documentation that their loss of income is directly related to the Covid-19 outbreak. The moratorium should only apply to non-payment of rent. All other lease violations should not be included.
- The moratorium should not be viewed as a rent waiver or rent forgiveness. It should be viewed as a deferral. Upon completion of the moratorium, a time period to pay the deferral should be instituted.
- It will not be a violation of the moratorium for housing providers to ask tenants to pay a minimum rent payment, such as 25 percent.
- The tenant must provide notice to the property owner/manager of their intention to participate in the moratorium before the rent is due to allow the housing provider time to prepare for the loss in rent.

- The emergency period should be in 30-day intervals and reevaluated every 30 days. This is to ensure we're not extending emergency regulations when this crisis subsides.
- The city should send a strong message to other utility providers, financial institutions, and the County Assessor (Property Taxes) that they give ample latitude to housing providers who have residents unable to pay rent because of the emergency.
- The city must set aside funds to help all impacted residents and business including housing providers. Emergency funds must be made available to help everyone in these difficult times.

The coronavirus is everyone's problem. Let's find a consistent, equitable approach that will help the entire community, including small businesses and housing providers get through this difficult time while maintaining their health, their homes and their financial security. Thank you for your consideration during these uncertain times.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Buck', with a stylized flourish extending to the right.

Matthew Buck
California Apartment Association
951.809.4423

From: [Puff Monkey](#)
To: [City Clerk](#)
Cc: [gkhoury55](#)
Subject: Comment
Date: Tuesday, March 31, 2020 6:09:26 PM

I think the cashflow needs are especially dire right now for those in the brick and mortar business, the rental business, the nonprofit business, the insurance business. There's all kinds of people who won't have the clientele they had a month ago. Many banks have stepped up, listening to clients and adapting to their needs including waiving late fees and derring payment for three months.

As small business owner I would like city enforce commercial landlords do the same as well since they're getting a break from their banks why not pass down to tenants By putting a pause on rent, small businesses will free up cashflow so they can pay their power bills or credit card bill. It will allow small businesses to make choices for how to forward in this very unique time.

-Judy Chiang
Puff Monkey Inc
427 S Myrtle Ave
Monrovia CA 91016

Greetings City staff:

March 31, 2020

As one of the co-founders of the **Foothills Kitchen**, our work involves working with people that have lost their housing or are living paycheck to paycheck. We work with MANY people that find it necessary to come to our Kitchen and other food sources in the city, because, they often **sacrifice the money for food, to pay for their rent**. In recent years, the fastest growing population among the homeless are seniors. **Over 60% of Monrovia residents are renters**. We love people to come to our Kitchen, but we don't want to see any more people coming to us out of desperation to be fed.

When considering this state of emergency that we are in, please take the **'Petition'** that we signed with **'all'** our requests into account.

Please cover **'ALL' evictions for all residents, tenant or homeowner, for all businesses and for all commercial interest**. Our residents both tenants and homeowners have spent their lives building up our city. Our businesses and commercial interests in the city have done the same. No one is going to movies, restaurants, hotels, beauty parlors these days. **Everyone is suffering**. I did a survey on Saturday night and the Sheraton in Pasadena, had 4% occupancy: 4 rooms out of 100 were occupied! I surveyed all our Monrovia hotels (results below).

This is **not a time to penalize people with ANY TYPE of fees because payments are overdue**. Please make that part of your ordinance. People will need time after the state of emergency to get back to their jobs, or find new jobs, in trying to hold on to the home they have been living. Imagine that it is *your* children or *your* parents or grandparents that are affected by this. It takes time. Time to get a paycheck, time to get a loan, time to recover... That is why from the petition we are asking, that the **moratorium be effective for 3 months after the local state of emergency is no longer in effect before 'new' payments are due, with a payback time of up to a year, with no late fees or penalties attached**. (Even in the Board of Supervisors meeting this morning, they are looking into, 'up to a year or even more for payback'.)

For all the **great awards** Monrovia has received in the past: *"All America City" by the National Civic League, the highest honor and most prestigious award that can go to an American community. This award is bestowed upon a few select cities that demonstrate the commitment and ability to solve problems through cooperation, broad-based participation, public-private partnerships, and creative solutions. Across the country, Monrovia is recognized for working well together and creating a better life for all the community*". Another award: *"Most Business Friendly in LA County (Eddy Awards)"*. Let's rise up and be the model for other cities to follow.

Cities like Pasadena are now going back to ask for up to a year to pay back. Duarte has gone back to include businesses in their no eviction order. **Let's do it right the first time. Let's lead!**

Other key points that we ask for:

- **Make it easy for people that have been affected by COVID-19 to qualify under the moratorium. Remove the 'documentation requirement', and change it to a declaration that the tenant can sign.** For gig workers especially, the documentation requirement would be a great burden to produce.
- **Collaborating with local hotels with master leases** to have something available for the vulnerable seniors, disabled, veterans, families with children, women, to have a place to live temporarily while Foothill Unity Center works on permanent supportive housing for them. We don't need them in the streets, vulnerable to COVID-19 or the spreading it.
- **Supporting Foothill Unity Center by collaborating with other cities** to hire another caseworker/housing navigator for the fallout that will come from people losing their housing. The week before last, I know that they served 2200 families and housed 3 people! Wow!

- **A city created fund to help people that may be going into default.** Tapping into the money available to the city or people/ businesses in our city made available through **FEMA, SGV Regional Trust Fund, LA County Measure H, and our own city funds.**
- **A listing on the city website, where people can go to, to get help if they need help, especially concerning payments and loans. Counselors** to be available to help.
- **a city-wide mailing with instructions to Monrovia** (in English and other languages), in what they need to do, who do they contact, deadlines, if they are having trouble with paying their rents/mortgages. And **make it easy** for them to file a request for help.
- **Moratorium on utility shut-offs, of all public utilities, including water, sewer, and garbage pick-up,** barring all penalty fees for being paid after the due date giving up to 60 days following the end of the state of emergency to pay back in easy, affordable payment plans.
- **Public restrooms to remain open** and cared for with adequate supplies and regular cleaning.
- **Temporary suspension on vehicles being towed away,** when tags are expiring or too many tickets on the books. If people aren't working and don't have a paycheck, **they will need a vehicle to get to their jobs** when things get back to normal. **MANY, MANY people will have to move into their vehicles when they lose their housing.** Give them a 6-month grace period, from the end of the moratorium to get current with their needed paperwork/tags.

These are our requests that we humbly submit. We are **residents of Monrovia for the past 46 years.** We have watched it grow and develop in the beautiful city it is today. Let's live up to the All American City award and to our Christian ethic, of treating others the way we would want to be treated. **Let's be leaders in today's troubled times.**

Sincerely,

Carol and Tom Daley

Hotel Occupancy on "Saturday" night, March 27, 2020

Monrovia:

Courtyard Marriott: 14%
 DoubleTree: 15-20%
 Oak Park Motel: 30-35%
 Extended Stay: 38%
 Oak Tree Inn: 45%

Pasadena:

Sheraton: 4%
 Hyatt: 18%

Arcadia:

Hilton SpringHill: 65%, but during the week 40-42%

From: [vera \[REDACTED\]](#)
To: [Alice Atkins](#)
Subject: rent moratorium/suspension/forgiveness
Date: Tuesday, March 31, 2020 12:35:33 PM

PLEASE ADDRESS AT TONIGHT'S MEETING

I live at the Areum building on South Fifth Avenue (Since July 1, 2018). The new owners since November 2019, Alliance are a largely uncommunicative, uncaring and non responsive entity when it comes to their tenants. They've closed down all amenities (which we pay for), increased our share of utility costs, ignore most of the rule provisions as outlined in the Lease (numerous car break-ins, smoking, people using the garage to run generators and detail vehicles, etc.) and are demanding rent on the 1st of the month. This is absurd.

Large landlords have been given a gift by the a Federal Government and need to pass this on to their tenants. Rent forgiveness is a must for self-employed individuals like myself and those being furloughed and laid off.

Vera Dragicevich
[REDACTED]

From: [Linda Elyad](#)
To: [City Clerk](#)
Subject: Temporary Moratorium on Evictions
Date: Tuesday, March 31, 2020 6:47:19 PM

Let's make our city not evict people and businesses during this period. I support "Consideration of Urgency Ordinance Adopting Emergency Regulations Prohibiting Evictions for Non-Payment of Rent and 'No-Fault' Evictions, Ordinance No. 2020-04U."

Please adopt this ordinance.

Linda Elyad

From: [Allison Henry](#)
To: thomas.adams@century21.com; [Larry Spicer](#); [Gloria Crudgington](#); [Alex Blackburn](#); [Becky Shevlin](#); [City Clerk](#)
Subject: Public Comment on Eviction Moratorium Agenda Item Meeting 3-31-20
Date: Tuesday, March 31, 2020 6:27:49 PM
Attachments: [Healthy LA BOS Proposal Letter - FINAL \(1\).pdf](#)

Greetings Monrovia Council and Mayor,

Thank you for taking up this eviction moratorium for residents during this extraordinary time. My name is Allison Henry. I am an organizer with Everyone In; Pasadena Tenants Union; a member of the League of Women Voters Housing Sub Committee. Monrovia is home to my dear parents. The long reach of the COVID19 pandemic means uncertainty and fear. This is really when we need community. I write regarding specific concerns on the proposed eviction moratorium on the agenda:

- Payback time should be longer than 6 months after the end of the crisis. [Healthy LA Coalition \(of which Everyone In/United Way is a member\)](#) is asking LA County for a payback period of 24 months. More payback time allows the tenant to get back on their feet, remain in the community, AND allow for time for financial assistance. I encourage council to be flexible on this point because of the reality of how long solutions and bureaucratic processes can take to provide meaningful assistance such as rent relief. And local businesses will need the local residents. Monrovia is a renter majority city.
- Section 2b, increase notice time tenant has to notify landlord from 7 days to 30 days.
- Remove the documentation proof of timecards, hours, etc. and replace with requiring a tenant to sign a declaration that they have been affected economically by the COVID19 pandemic and it has compromised their ability to pay rent. Gig jobs and freelance jobs are especially difficult to show the kind of proof of lost income required by the ordinance. Also, most tenants have provided a substantial security deposit to the landlord. In this context, a declaration of economic distress (signed under penalty of perjury) should suffice.
- The use of medical records as supporting documentation is a major violation of privacy for a tenant. No one should have to share medical records in this context.

I urge the mayor and council to consider the demands by Healthy LA Coalition around housing and further support of our unhoused neighbors. This includes opening the restrooms at Library Park. It would allow our neighbors to comply with the most basic of health orders--washing their hands.

Healthy LA is proposing further solutions and ideas, I have attached the Coalition's letter to LA County Board of Supervisors.

Monrovia is community oriented. Show us we are all in this together. Thank you for your diligent efforts on this important issue.

Sincerely,
Allison Henry

--

ALLISON HENRY *East San Gabriel Field Organizer*

Everyone In Campaign / United Way of Greater Los Angeles

626 376 5048 / allison@everyoneinla.org

www.everyoneinla.org / [Facebook](#) / [Twitter](#) / [Instagram](#)



Healthy LA

March 30, 2020

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

LEGISLATIVE PROPOSALS FOR LOS ANGELES COUNTY IN RESPONSE TO THE HEALTH AND ECONOMIC CRISIS CAUSED BY COVID-19 PANDEMIC

The people of LA County deserve an urgent, robust, and professional response to the growing public health and economic crisis caused by COVID-19. While the “Safer at Home” measures issued by California Governor Gavin Newsom and the Los Angeles County Department of Public Health are necessary to combat the spread of COVID-19, the resultant restrictions on business will lead to crippling economic hardship for Angelenos. A decisive public health and economic response starts with caring for the most vulnerable: elderly residents, workers, families, the undocumented, the unhoused, the uninsured.

The Executive Order issued by Supervisor Kathryn Barger as the Chair of the County Board of Supervisors on March 20, 2020, is a firm first step, but much more is needed to ensure the protection of all LA County residents. This must include bold, immediate, ambitious and progressive economic measures that motivate the local leaders of the 88 cities within LA County to follow suit and stem the shock of the outbreak.

The power of democracy is that we, the people, know exactly what we need. Over the last two weeks, a network of over 230 advocacy organizations -- worker centers, labor unions, service providers, religious congregations, community groups, affordable housing developers and advocates, public interest lawyers, and public health and safety organizations -- united across race, class, gender, orientation, religion, and geography to form the Healthy LA Coalition. We are now collectively working alongside each other to create concrete solutions to the hardships our people are facing as a result of the COVID-19 pandemic.

There is no better way to demonstrate our fundamental interconnectedness than uniting to battle a common foe. Thus, we urge you to take the following steps to prevent COVID-19 from devastating our families and our communities:

I. Protections for Tenants and Homeowners

The County must take swift and decisive action to protect County residents at this time. Losing one's home means losing the ability to practice social distancing, to self-quarantine, and to care for sick family members. No one should lose their housing as a result of complying with necessary public health orders. Without these protections, we risk forcing thousands of Angelenos into overcrowded conditions or unsheltered homelessness. That would be a public health nightmare. When the health imperative is

for everyone to stay home, people must have a home to stay in. We request the County Board of Supervisors adopt the following policies:

- A. A Robust Eviction and Foreclosure Moratorium. The County has taken a good first step to protect tenants in unincorporated areas by banning no fault evictions and evictions of tenants that can show they are unable to pay rent because of a loss of income due to COVID-19. However, this is not enough. The County must do what it can to halt all eviction and foreclosure proceedings at every stage of the process *for the entire County, not just the unincorporated areas*.¹ The County should also clearly state that local jurisdictions may pass stronger protections if they so choose.
- B. Remove Causal Requirement for Failure to Pay. In addition to prohibiting evictions on other grounds, the County should remove the requirement that tenants show their failure to pay rent is due to COVID-19. The Safer at Home Orders impact all tenants and COVID-19 will be the most common reason tenants cannot pay rent. Many low income and informal economy workers will struggle to produce documentation showing their loss of income is due to COVID-19.
- C. Rent Relief and Mortgage Suspension. The County should do everything in its power to forgive rents in connection with mortgage relief to keep residents in the housing they have, both during the crisis and afterwards as the economic effects of the outbreak reverberate through low income communities.
- D. Countywide Rent Freeze. For tenants whose rent is not forgiven, the County should prohibit rent increases Countywide on units eligible for rent stabilization. This protection should apply for the duration of the emergency and for a reasonable recovery period to follow.
- E. Prohibit Charging of Late Fees. While the County Executive Order protects tenants from being evicted for failing to pay late fees during the emergency, it does not appear to prohibit landlords from charging such late fees and requiring tenants to pay these fees after the Order expires. Landlords should be prohibited from charging late fees during the state of emergency.
- F. Rent Repayment Period. For tenants whose rent is not forgiven, tenants must have more than six months to repay back rent as currently required in the County Executive Order. It will take many tenants, especially low-income tenants, months to get back on their feet after this crisis and they should not be burdened by unrealistic repayment obligations. Tenants should have at least 24 months to repay any unforgiven rent.
- G. Avoid Evictions at the End of the Rent Repayment Period. For tenants whose rent is not forgiven, back rent should be treated as traditional consumer debt, not as rent due. This small, but important clarification will allow rent to be collected through standard consumer debt collection practices, but not be the grounds for eviction, preventing the potential for mass evictions at the end of the payment period.
- H. Support homeowners and “mom and pop” landlords. DBCA should partner with HUD-approved housing counselors to assist low and moderate income homeowners, “mom and pop” landlords, and faith communities and non-profit organizations serving vulnerable communities, in identifying credible resources to access loan modification and mortgage forbearance opportunities. Further, DBCA should raise awareness of fraudulent and predatory practices targeting low-income property owners and identify entities engaged in such unlawful practices for referral to the District Attorney. To achieve this as quickly as possible, the County should activate the housing counseling networks and the small business networks that already exist and support these organizations with additional funding.

¹ During a county proclaimed local emergency, the county can adopt regulations that cover both incorporated and unincorporated areas pursuant to Gov. Code Section 8634. Several counties in Northern California have already done so, including San Mateo and Santa Clara Counties.

- I. Property Tax Relief. Suspend any new lending under the LA County PACE program and enact a moratorium on property tax payments for low-income households, including all collection of Property Assessed Clean Energy (PACE) loans. Waive the collection of late fees and interest on unpaid assessments. Extend property tax relief to faith communities that serve vulnerable and impacted populations.
- J. Ensure Access to Water by Halting Utility Shutoffs. We are excited to see the steps the County is considering to ensure all County residents have access to water in this time of crisis through the Motion before the Board on March 31, Agenda Item 27.
- K. Stabilize Neighborhoods During Recovery: Prepare for landlords of small and medium multifamily housing who will be required to exit the rental market by developing plans and resources to preserve this housing for low-income households by purchasing the properties for conversion to permanently affordable housing owned and operated by existing tenants, community land trusts, and/or mission-driven affordable housing developers. Consider policy establishing County, tenant or non-profit opportunity to purchase residential properties as a tool to counter speculation at time of sale.
- L. Optimize Use of Public Land to Address Post-crisis Housing Needs: Deploy surplus, vacant or underutilized publicly-owned properties that have been repurposed as emergency shelter or housing during the crisis to contribute to long-term economic recovery by permanently meeting housing and other community needs of low-income residents.

II. Protections for Workers

- A. Paid Sick Leave: The County should require employers to provide two weeks (80 hours for a full-time employee) of COVID-19 related paid sick leave for employees continuing to work in essential services, and prohibit retaliation against those who take it. Workers must feel safe to stay home through their illness for the public's safety. Too many workers in the County would otherwise only receive 3 days of paid leave, when the CDC urges anyone exhibiting symptoms to stay home for 14 days.
- B. Workplace Health and Safety: Prioritize workplace health and safety, including mandated paid time for and access to hand-washing and sanitizing, provision of protective gear, and appropriate training for those still at work, who are providing essential services like food, transportation, care, and other crucial needs, and continuing to interact with the public. The County, through the Department of Public Health, may be able to take bold leadership to ensure workers are protected in this way throughout the County.
- C. Reduce Unemployment: Protect workers' livelihoods to ensure that when it is safe to return to work, people still have jobs to return to. Through Right of Recall and Worker Retention policies, laid-off workers should be first to be rehired after the crisis, and be retained even if their place of employment changes ownership. These policies should be permanent and retroactive to the declaration of the emergency. The County can also reduce unemployment by partnering with hard-hit industries, for example with high road hospitality operators for the provision of emergency food and shelter.
- D. Delivery Platform Requirements: Require delivery platforms to provide drivers and shoppers with hand sanitizer, disinfectant cleaning products, and other personal protective equipment, prohibit these companies from deactivating drivers or shoppers who change their work schedules, and offer drivers and shoppers a "non-contact delivery" option. To balance this the delivery driver must be required to deliver the food to the recipient where they can access it despite age or disability. This may require food to be delivered into a home with necessary protections.

III. Protections for the Undocumented

- A. End Transfers to ICE: Undocumented residents and workers must be protected by ending all transfers of Angelenos—who have already served their time and are due for release back to

their homes and families — to Immigration and Customs Enforcement (ICE). and the Adelanto immigration prison. Specifically, following the action the City of Los Angeles has already taken, the County of Los Angeles should no longer facilitate the arrest of a person by federal immigration authorities, unless it is pursuant to a judicial probable cause determination for a criminal offense, or otherwise required by law.

- B. Provide Cash Assistance: Develop and support a cash assistance fund for undocumented workers -- including street vendors and the estimated 20% of L.A.'s workforce that is undocumented in industries like domestic work, home health care, day labor, carwash, garment, restaurant, etc.
- C. Refund and Waive Fees: If applicable to the workers' industry, refund all permit or license fees paid to the City and waive any fees owed. If applicable to the workers' industry, make permits and licenses free for at least the remainder of the year.
- D. Extend Street Vending Grace Period: Continue enforcement grace period for street vendors once vending resumes after the crisis.
- E. Provide Relief to Undocumented Small Business Owners: Ensure undocumented owners are included in all small business relief programs created by the County in response to the crisis, and remove immigration and other eligibility barriers for participation in these programs.
- F. Provide Public Information Regarding Services: Conduct public campaigns providing immigrants' rights information relating to accessing county relief and hospital services.

IV. Protections for the Unhoused

- A. Utilize Empty Hotels/Motels and Put Hospitality Workers Back to Work: Make use of hotel and motel rooms to immediately house all Angelenos experiencing homelessness. There are 98,000 hotel/motel units in Los Angeles County, a hospitality workforce that is eager to return to work, and high road hotels which have adopted protocols to protect those who work and stay in the hotels. Opening hotel and motel rooms is the safest option to allow for the quarantine of unhoused people who are elderly or have conditions that will make COVID-19 especially deadly.
- B. Utilize County Properties: Immediately open vacant County-owned buildings, vacant lots, and park space for camping and provide items needed to slow/stop the spread.
- C. Provide Walk-up Supply Stations: The COVID-19 pandemic has shut down many food pantries and programs that provide life-saving meals and hygiene supplies to low-income and vulnerable populations. With the demand for these essential supplies at an all-time high, people need to be able to access food and supplies easily in their own neighborhoods. Similar to the "grab and go" stations set up for LAUSD students, the County should create neighborhood supply stations with ready-to-eat food, water, soap and first aid supplies. This can also help stabilize certain sectors of the food service industry.
- D. Provide Testing: Make COVID-19 testing available to the unhoused population via DPH and DHS.
- E. Expand bathroom and hygiene access: Immediately implement 24-7 restroom access in County-operated parks, beaches, and government properties., which have the largest stock of public restrooms and handwashing stations, and can be made immediately available. Supply dumpsters, showers, hand washing stations, portable toilets, soap, water, garbage bags and cleaning supplies to every informal settlement in Los Angeles, and provide services needed to keep the occupants healthy, including vermin abatement, expanded trash pickup and spot cleanings.
- F. The County must implore Los Angeles Homeless Services Authority (LAHSA) to utilize their outreach worker capacity to provide public health supplies, education, and awareness on combating COVID-19.

V. Protections for the Incarcerated

- A. Preventing Spread of Covid19 Among Incarcerated Populations: Given the inherent risk of contracting the virus in jail, we must reduce the population of those incarcerated and provide proper medical and mental health care to those who are. At Tuesday's meeting (March 31), the Board of Supervisors is considering Agenda Item 13, which calls for the Board to consider ways to reduce the existing prison population and prevent increases in that population to protect community health, as well as for increased protections, services, and opportunities for contact and education for those who are incarcerated. We support these and additional considerations necessary to reduce the number of people incarcerated and the risks to these communities in prison and upon release.
- B. We support the demands of Justice LA (www.justicela.org) including:
1. Early Release: reduce overcrowding and prioritize early release options for those who are not a risk to public safety.
 2. Improve Custody Conditions: deep cleaning, early screening and social distancing for workers, visitors and those who live in the jail.
 3. Reduce Arrest and Booking: suspend arrests (drug arrests, sex work, status offenses, etc.), and arrests for bench warrants.
 4. Prioritize Civil Liberties and Enhance Funding for Community Based Services: increase funding to local service providers to support those released from jail.

The truth of this moment is the truth of every moment in our society, only more so. If our goal is for all of us to be safe and healthy, then we train our eyes and resources on those who need the most — this approach is not new. It's called equity. Racial and economic equity has and will always mark the path forward, but in this moment, it is more crucial than ever. Our own health depends on the health of the person next to us, and the person next to them. Ensuring every Angeleno's access to the space, resources, and health services they need is how we take care of each other. Our local governments' actions must reflect this essential truth and rise to the scale of this enormous challenge. This is not the time for half-steps or hesitation. Now is the moment to protect the most vulnerable. When we do that, we protect everyone.

Signed,

Healthy LA Coalition:

AAPI Christians for Social Justice
 Abundant Housing LA
 Academy for Judaic, Christian, and Islamic Studies
 Ace Los Angeles
 ACLU of Southern California
 Advancement Project California
 AFT1521 – Los Angeles College Faculty Guild
 Ahri for Justice
 Alliance for Community Transit (ACT-LA)
 Alliance of Californians for Community Empowerment (ACCE)
 American Federation of Musicians Local 47
 American Friends Service Committee – Los Angeles
 Angeles Workshop
 Anti-Eviction Mapping Project
 Anti-Racist Action Los Angeles
 API RISE
 Asian Americans Advancing Justice – Los Angeles
 Asian Americans for Housing and Environmental Justice
 Asian Pacific Islander Forward Movement
 Asian Pacific Policy and Planning Council (AP3CON)
 AZUL
 BASTA, INC.
 Beit T'Shuvah

Beloved Everybody Church
 Bend the Arc: Jewish Action
 Bet Tzedek
 Beth Shir Shalom
 Black Jewish Justice Alliance
 Black Lives Matter Los Angeles
 Blessed Sacrament Church of Hollywood
 Brotherhood Crusade
 CADRE
 California Community Foundation
 California LULAC
 California Work & Family Coalition
 CD Tech
 Centro de Vida Victoriosa AG
 Children's Defense Fund California
 Chosen Generation Fellowship Church
 CLEAN Carwash Campaign
 Clergy and Laity United for Economic Justice (CLUE)
 Clockshop
 Coalition for Economic Survival
 Coalition for Humane Immigrant Rights (CHIRLA)
 CODEPINK
 Community Coalition
 Community Health Councils

Crenshaw Subway Coalition
 Culver City Presbyterian Church
 Democratic Socialists of America – Los Angeles
 Dignity and Power Now
 Dolores Mission Church
 East LA Community Corporation (ELACC)
 Eastside LEADS
 Energy Efficiency for All-Los Angeles
 Esperanza Community Housing Corporation
 Eviction Defense Network
 Fair Work Week LA
 FBC Pasadena
 Feminists in Action
 Food & Water Watch
 Food 4 Solidarity
 Friends of the Los Angeles River
 From Lot to Spot
 Garment Worker Center
 Gender Justice LA
 Grass Roots Neighbors
 Ground Game LA
 Haven Neighborhood Services
 Heal the Bay
 Healing California
 HEART L.A. – Housing Equality & Advocacy Resource Team
 HODG
 Hollywood NOW
 Holy Faith Episcopal Church
 Homeless Health Care Los Angeles
 HouseLA.org
 Housing is a Human Right – AHF
 Housing Rights Center
 ICNA Council for Social Justice – California
 IKAR Jewish Community
 ILM Foundation
 Immanuel Presbyterian Church
 Inclusive Action for the City
 Inglewood First UMC
 Inner City Law Center
 InnerCity Struggle
 Inquilinos Unidos
 Institute on Inequality and Democracy at UCLA Luskin
 Instituto de Avance Latino
 Instituto de Educacion Popular del Sur de California
 Interfaith Communities United for Justice and Peace
 Interfaith Solidarity Network
 Investing in Place
 Invisible People
 Jewish Center for Justice
 Jewish Collaborative of Orange County
 Jewish Voice for Peace, Los Angeles
 Jobs to Move America
 Khmer Girls in Action
 Knox Presbyterian
 Koreatown Immigrant Workers Alliance (KIWA)
 Kounkuey Design Initiative (KDI)
 KTown for All
 La Defensa
 LA Forward
 LA Voice
 LA-Más
 LAANE
 League of Women Voters of Los Angeles
 Legacy LA
 Leo Baeck Temple
 Level Ground
 Liberty Hill Foundation
 LIFT-Los Angeles
 Little Tokyo Service Center (LTSC)
 Los Angeles Alliance for a New Economy (LAANE)
 Los Angeles Black Worker Center
 Los Angeles Center for Community Law and Action
 Los Angeles Community Action Network (LA CAN)
 Los Angeles County Democratic Party
 Los Angeles County Federation of Labor, AFL-CIO
 Los Angeles Neighborhood Land Trust
 Los Angeles United Methodist Urban Foundation
 Los Angeles Urban League
 March And Rally Los Angeles
 Maternal and Child Health Access
 MAZON: A Jewish Response to Hunger
 McCarty Memorial Christian Church (Disciples of Christ)
 Mental Health Advocacy Services, Inc.
 Miguel Contreras Foundation
 Mobile Workers Alliance
 Momtivist
 Museum of Social Justice
 National Alliance for Filipino Concerns (NAFCON Los Angeles)
 National Council of Jewish Women | Los Angeles (NCJW-LA)
 National Council of Jewish Women Long Beach
 National Latino Evangelical Coalition
 National Lawyers Guild of Los Angeles
 National Organization of Legal Services Workers
 Natural Resources Defense Council (NRDC)
 Nefesh Jewish Community
 Neighborhood Housing Services of LA County (NHS-LA)
 New City Church of Los Angeles
 Nonprofit Finance Fund
 One LA – IAF
 Orange County Alliance for Just Change
 Our Revolution Los Angeles
 OurWaterLA
 Pacoima Beautiful
 Para Los Niños
 Pasadena Tenants Union
 People Organized for Westside Renewal (POWER)
 Physicians for Social Responsibility – Los Angeles (PSR-LA)
 Poor People's Campaign California
 Poor People's Campaign Los Angeles
 Power California
 Presbytery of the Pacific
 Prevention Institute
 Procovery Institute
 Progressive Asian Network for Action
 Public Counsel
 Resisterhood LA
 Restaurant Opportunities Center of Los Angeles
 Roofers Local 36
 Sacred Places Institute for Indigenous Peoples
 Santa Monica Democratic Club
 Santa Monicans for Renters' Rights (SMRR)
 SCOPE
 Sedds for Youth Development
 SEE-LA (Social Eco Education-LA)

SEIU Local 2015
 SEIU Local 99
 Shtibl Minyan
 Sierra Club
 SoCal 350 Climate Action
 Social Good Solutions
 Solidarity Research Center
 South Central Farm
 Southeast Asian Community Alliance (SEACA)
 Southern CA Coalition for Occupational Safety & Health
 Southern California Association of NonProfit Housing (SCANPH)
 St. Luke's Episcopal Church Los Angeles
 St. Stephen's Episcopal Church
 Stonewall Democratic Club
 Strategic Actions for a Just Economy (SAJE)
 Sunrise Movement Los Angeles
 T.R.U.S.T. South LA
 Teamsters Local 399
 Temple Israel of Hollywood
 Tenants Together
 Thai Community Development Center
 The Center in Hollywood

The Congregational Church of Chatsworth
 The Dinner Party
 The Future Left
 The RowLA – The Church Without Walls – Skid Row
 The Strategist Company, LLC
 The Wilderness Society
 UCLA Veterans Legal Clinic
 Unincorporated Tenants United (UTU)
 Unitarian Universalist Community Church of Santa Monica
 Unite a Nation
 Unite Here Local 11
 United Church of Christ, SoCal Nevada Conference
 United Methodist Church, Cal-Pac Conference, Justice & Compassion
 United Parents and Students (UPAS)
 United Way of Greater Los Angeles
 Unrig LA
 Urban & Environmental Policy, Institute at Occidental College
 Venice Community Housing
 Venice Equity Alliance
 Venice Justice Committee
 White People 4 Black Lives
 Women Organizing Resources, Knowledge and Services (WORKS)

From: [Tom Adams](#)
To: [City Clerk](#)
Subject: Fw: Concerned Pastor
Date: Tuesday, March 31, 2020 8:34:05 AM

From: Rae Huang <rae@lavoice.org>
Sent: Monday, March 30, 2020 10:16 PM
To: thomas.adams@century21.com <thomas.adams@century21.com>
Subject: Concerned Pastor

Dear Mayor Adams,

I am a concerned pastor in the Presbyterian church who works with faith leaders across San Gabriel Valley and I wanted to thank you for taking quick emergency action during this fearful time for my members. Over the last week, Governor Newsome passed a Moratorium on Evictions Order, (Executive Order N-37-20). A start, but as we know, weak legislation helps people feel secure, but in actuality does not protect them from harm. 60% of residential Monrovia residents are renters, many of whom are seniors. Many of our churches have seniors who are unable to pay their rent during this crisis. Many of our members who are renters are at risk of being evicted.

The order simply allows renters to more time to file a response in court, but only if they have met the conditions and are 'aware' that they have more time. The order does not create an obligation for the landlord to accept the rent at a later date, or not to impose late or penalty fees, enter into a payment plan, or otherwise work with renters to avoid the eviction.

We are looking to you, the City of Monrovia, to lead in this moment for all our cities in San Gabriel Valley.

Please declare a local state of emergency order, that would be retroactive from March 1, 2020 when some people were already affected by Covid-19 until the City calls off the local state of emergency.

In that order, we are asking:

- the City of Monrovia to immediately enact a sweeping moratorium against all evictions (or foreclosures) for non-payment of rent /or mortgage of any tenant, homeowner, business or commercial interest that has been impacted by COVID-19 in the city of Monrovia, and therefore, unable to pay their rent or mortgage. This local moratorium will be effective for 3 months after the local state of emergency is no longer in effect, with a payback time of rent, up to a year, barring all late fees or penalties. This will allow people and businesses time to set up small loans to cover the rents/ mortgages that they will be responsible for paying back. [If a person's rent is \$1500/mo and the virus goes on for 3 months, they will owe \$4500. Where does a person come up with \$4500/mo when most people are already living paycheck to paycheck? It will take time to set up loans, as the system will be inundated.]

- the City of Monrovia to support homeowners at risk of defaulting, to prevent their displacement by creating a fund to keep homeowners and landlords current on their mortgages, enlisting rent and mortgage assistance from SGV Regional Trust Fund, LA County Measure H, city funds or other funds, and/or enlist the state to stop foreclosures.
- If a property owner attempts to evict a tenant, homeowner, business owner, or commercial interests for non-payment of rent, it will be considered a violation of the ordinance against evictions, and may be invoked by the above party involved, as an affirmative defense against eviction in court.
- the City of Monrovia to set up master leases of local hotels, that are suffering with low occupancy rates (some 14% -20% occupancy on a Saturday night). The City would negotiate a mass discounted room rate. This would be for Monrovia: seniors, people with disabilities, and families with children that have fallen out of housing, to be put up in this transitional housing, so to speak, so they do not become susceptible to the virus. These would be people that Foothill Unity could work with to get into permanent supportive housing. The (hotels) would go on until 6 months after the local state of emergency ended.
- the City of Monrovia to aid in hiring an additional housing navigator /or caseworker for the Foothill Unity Center to help with the increased caseloads that they are going to need. (This cost could be shared by neighboring cities that use Foothill's services. The position would last at least one year.)
- the City of Monrovia to immediately send out a mailing in English and Spanish, to all residents about what is necessary to prevent themselves from being evicted. What are the steps they must take, what do they need, the deadlines, etc. Translations in other languages, should be available as well.
- a moratorium on utility shut-offs, of all public utilities, including water, sewer and garbage pick-up during the COVID-19 state of emergency, and for 60 days following, barring all late fees or penalties.
- Modification of various parking policies to reduce the financial burden on residents and support local businesses, including:
 - temporary suspension of non-critical vehicle impounds
 - temporary suspension of impounds of vehicles with five (5) or more past-due parking citations or expired registrations.
 - public restrooms will be kept unlocked, (as in the past), for 'all' persons with basic needs, as well as, allowing people the opportunity to protect themselves against the spread of COVID-19. Lack of access to bathrooms, and handwashing facilities will only promote the spread of this virus. Placing porta-potties in key downtown, shopping, and gold line locations if not already in existence.

We ask these protections to be immediately granted, retroactive to March 1, 2020 and in place by March 31, 2020, as many rents and mortgages will be due on April 1, 2020.

The unhoused and precariously housed, face a far greater risk from COVID-19 than the securely housed. We cannot allow more people to fall into homelessness during this national emergency. People have spent years building up our wonderful city, and now they need our support. We are counting on each of you, Mr. Adams and Council members, to protect us now in this very difficult time. We have won awards in the past for our leadership and 'model' city. Let's lead the way to show other cities, how to take care of its' citizens. Let's do the right thing now in this very troubled time.

Thank you for your service to the city of Monrovia.

Blessings and peace,

Rev. Rae Chen Huang

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Rev. Rae Chen Huang
Lead Organizer
LA Voice, member of Faith in Action
Email: [REDACTED]
Phone: [REDACTED]

pronouns: she, her

From: [Rae Huang](#)
To: [City Clerk](#)
Subject: What we need
Date: Monday, March 30, 2020 10:22:48 PM

Dear Councilmembers,

Thank you for your service during this season of our city, country, and society.

As a pastor who works and organizes in the city of Monrovia and across San Gabriel Valley, I have heard story after story about the fears that our members are facing in losing their homes and jobs over the last few weeks. Many have already been laid off and looking for other work, and others have received verbal warnings to not be late with rent on April 1. They are looking to our church leaders for help, and we are looking to you to protect our most vulnerable during this time.

I join countless others in your city who are asking :

- to immediately enact a sweeping moratorium against the all evictions (or foreclosures) for non-payment of rent /or mortgage of any tenant, homeowner, business or commercial interest that has been impacted by COVID-19 in the city of Monrovia, and therefore, unable to pay their rent or mortgage. This local moratorium will be effective for 3 months after the local state of emergency is no longer in effect, with a payback time of rent, up to a year, barring all late fees or penalties. This will allow people and businesses time to set up small loans to cover the rents/ mortgages that they will be responsible for paying back. [If a person's rent is \$1500/mo and the virus goes on for 3 months, they will owe \$4500. Where does a person come up with \$4500/mo when most people are already living paycheck to paycheck? It will take time to set up loans, as the system will be inundated.]

- to support homeowners at risk of defaulting, to prevent their displacement by creating a fund to keep homeowners and landlords current on their mortgages, enlisting rent and mortgage assistance from SGV Regional Trust Fund, LA County Measure H, city funds or other funds, and/or enlist the state to stop foreclosures.

- If a property owner attempts to evict a tenant, homeowner, business owner, or commercial interests for non-payment of rent, it will be considered a violation of the ordinance against evictions, and may be invoked by the above party involved, as an affirmative defense against eviction in court.

- to set up master leases of local hotels, that are suffering with low occupancy rates (some 14% -20% occupancy on a Saturday night). The City would negotiate a mass discounted room rate. This would be for Monrovia: seniors, people with disabilities, and families with children that have fallen out of housing, to be put up in this transitional housing, so to speak, so they do not become susceptible to the virus. These would be people that Foothill Unity could work with to get into permanent supportive housing. The (hotels) would go on until 6 months after the local state of emergency ended.

- to aid in hiring an additional housing navigator /or caseworker for the Foothill Unity

Center to help with the increased caseloads that they are going to need. (This cost could be shared by neighboring cities that use Foothill's services. The position would last at least one year.)

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- a moratorium on utility shut-offs, of all public utilities, including water, sewer and garbage pick-up during the COVID-19 state of emergency, and for 60 days following, barring all late fees or penalties.
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 - temporary suspension of impounds of vehicles with five (5) or more past-due parking citations or expired registrations.
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In this moment, we need our leaders to take decisive action and to be bold in uncertain times. Do not delay. Our people are counting on you.

With peace,
Rev. Rae Chen Huang

--

Rev. Rae Chen Huang
Lead Organizer
LA Voice, member of Faith in Action
Email: [REDACTED]

Phone: [REDACTED] text or voice

pronouns: she, her



March 31, 2020

Re: 3/31/20 Special Meeting Discussion Item B - Ordinance No. 2020-04U

Members of the Monrovia City Council:

My name is Linda Hudson and I am owner of The Dog Zone at 150 W. Foothill Boulevard in, what is known as, the Foothill Park Plaza. My business has been directly impacted by Los Angeles County's "Safer at Home" order that went into effect on March 20. The majority of my business is service-specific and includes dog/cat grooming and dog daycare which, as of today, are still considered non-essential services by the LA County Department of Public Health. Therefore, my store is closed, and I am unable to provide services to my clients for an indefinite period of time.

I am speaking today not only for myself but on behalf of the coalition of business owners and managers in the Foothill Park Plaza who have asked me to be their voice on this issue to Council. These businesses include:

Hon Sushi, Noodle Street, Art Time, Baskin Robbins, Mooya, Oke Poke, Sanrio, Wingstop, World's Best Tae Kwando, Waba Grill, Aurora Cryo Spa, Snip Its, TK Café, Fantastic Sam's and Verizon Wireless.

We are strongly encouraging this Council to approve version 2 of Urgency Ordinance 2020-04U which includes commercial businesses in the eviction order protection. We each hold leases with Westar Management, Inc. who have owned/managed the Plaza since 1987 and we each have been significantly impacted by the recent state and county orders. Westar has never been a painless landlord to work with and we anticipate this situation to be no different. We have already been told that the "management company cannot bear the brunt of the hit" and that our security deposits may be used to offset rents due.

We are hopeful that with the enactment of this order, we will be able to focus on working with our Landlord and get back to business for the residents of Monrovia without fear of losing our businesses due to the non-payment of rent and eviction orders.

Respectfully submitted,

Linda Hudson

150 W. Foothill Boulevard
Monrovia, CA 91016
(626) 358-0771
(909) 693-5101 fax
linda@thedogzone.us

From: [Ian Jameson](#)
To: [City Clerk](#)
Subject: Public Comment Submission
Date: Tuesday, March 31, 2020 4:48:28 PM

My name is Ian Jameson. Thank you for taking up this eviction moratorium for our residents during this health crisis. I have concerns with some items proposed. My concerns are:

- Payback time should be longer than 6 months after the end of the crisis. Request to increase payback to one year. That will allow the tenant to get back on their feet AND allow for time for financial assistance.
- Section 2b, increase notice time tenant has to notify landlord from 7 days to 30 days.
- Remove the documentation proof of timecards, hours, etc. and replace with requiring a tenant to sign a declaration that they have been affected economically by the COVID19 pandemic and it has compromised their ability to pay rent. Gig jobs and freelance jobs are especially difficult to show the kind of proof of lost income required by the ordinance. Also, most tenants have provided a substantial security deposit to the landlord. In this context, a declaration of economic distress (signed under penalty of perjury) should suffice.
- The use of medical records as supporting documentation is a major violation of privacy for a tenant. No one should have to share medical records in this context.

Thank you for doing everything within your power to protect Monrovia's vulnerable tenants and the public's health.

From: [Steve Krekeler](#)
To: [Alice Atkins](#); thomas.adams@century21.com; ispicer@ci.monrovia.ca.us; [Becky Shevlin](#); [Alex Blackburn](#); [Gloria Crudgington](#)
Subject: City Council Meeting
Date: Tuesday, March 31, 2020 1:31:30 PM

Dear Monrovia City Council -

Thank you for taking the time to convening a special meeting to address the needs of our community during the present COVID-19 crisis.

My wife and I would like to ensure that residents who rent or lease can be assured that they will not be evicted due to circumstances related to the current emergency. We encourage you to carefully consider enacting legislation that will ensure continued housing for those affected, both now and as we recover from the crisis. Certainly consideration will have to be given to allowing families to be able to transition back into full employment and financial solvency without fear of loosing their housing as they do so. The COVID-19 crisis is worrisome enough without our residents having to be concerned about a family housing crisis.

We respectively leave this task to you, the council members, to ensure that "air tight" legislation is enacted, and that we won't see our brothers and sisters in this community unduly pressured or evicted due to circumstances beyond their control. Now is certainly a time for compassionate consideration of their needs.

Sincerely,

Steven & Mary Ellen Krekeler


Monrovia, CA 91016

LEGACY PARTNERS
5141 California Avenue, Suite 100
Irvine, CA 92617
(949) 930-7700

March 30, 2020

Ms. Alice Atkins
415 S. Ivy Avenue
Monrovia, CA 91016
aatkins@ci.monrovia.ca.us

Re: Governor Newsom's Executive Order N-37-20

Dear Mayor Tom Adams, Mayor Por Tem Larry Spicer, Councilmember Alex Blackburn,
Councilmember Gloria Crudgington and Councilmember Becky Shevlin,

We are concerned for individuals and families directly effected by COVID-19. We have implemented policies to work with our tenants at MODA at Monrovia Station that are impacted by the current crisis. These policies are consistent with Governor Newsom's Executive Order N-37-20.

We support your action to adopt an emergency ordinance consistent Governor Newsom's Executive Order N-37-20 in response to this crisis.

Sincerely,

Timothy J O'Brien

Timothy O'Brien
Senior Managing Director

Dear Mayor and City Council,

I want to thank you and City staff for bringing this important item before the City Council today for consideration.

I am writing to express my support for an emergency eviction moratorium and strong tenant protection ordinance.

These extraordinary circumstances require extraordinary measures to preserve livelihoods and the social fabric of the City. All of our lives have been changed as a result of the COVID-19 pandemic and many lives will continue to be affected by this crisis long after the pandemic has subsided. Cities play an existential role in dealing with the pandemic and the corresponding health, economic, and social fallout that will occur as a result of this life altering event.

That is why I support this ordinance with the following recommendations.

1. I urge the addition of a clause in the ordinance that prevents late fees, penalties, and/or interest on any back payment of rent as a result of arrears due to COVID-19.
2. I caution against making the "Verifiable Documentation" requirement too onerous. While some form of verification that a tenant is unable to pay because of COVID-19 circumstances is reasonable and will ultimately be needed if litigation ensues, strict and limiting documentation requirements will overly burden tenants who are already under extreme stress because of the pandemic. For example, if an employer or former employer is non-responsive to a tenant request for documentation that verifies financial hardship as a result of COVID-19, is the tenant out of luck? Please ensure that the verification requirement language in the ordinance is tenant-accommodating.
3. Extensive public outreach and notification should ensue soon after the ordinance is passed. This ordinance will only be as effective as the public outreach and notification process the City engages in with its tenants and landlords. Therefore, it is absolutely crucial that the City invests in mailed notifications to residents about the ordinance. Simply posting it on the City's website is insufficient.
4. The creation of some form of rental assistance program through the City to help tenants who fall behind on their rent as a result of the pandemic. Falling behind on one or two months' rent can take far more than 120 days to get caught up on, especially if a tenant remains unemployed for an extended period of time because of the COVID-19 crisis and/or a landlord is unaccommodating to such circumstances. Thus, I request that the City explore ways to aid tenants who fall into arrears as a result of the crisis and implement appropriate measures as soon as possible.

Thank you for your time and consideration of this important ordinance. Please pass meaningful tenant relief today for the residents of San Gabriel.

Sincerely,
Sean McMorris,

From: [Yasmin Meertins](#)
To: [City Clerk](#)
Subject: Questions on Agenda - 3/31/2021
Date: Tuesday, March 31, 2020 5:43:45 PM

Hello,

We hope you and everyone at The City are doing well. Paragon at Old Town has the following questions:

1. Can a 3 Day Notice be served for things other than rent (ex: Lease Violations, Utilities, Renters Insurance)?
2. Can a late fee be assessed for the month of rent that is not being deferred?
3. What is the length of time a resident has to inform their landlord that they can't pay their rent due to COVID-19?
4. Other cities are referencing a specific percentage of reduced income required to participate in their rent being deferred, do you have guidance on what constitutes a substantial loss in monthly household income (\$100-\$500+, 20-30% reduced income etc.)?
5. What types of proof for loss of income are required?
6. Is there a rent increase freeze for expiring lease terms during the emergency or within the 6 months after the emergency is over?

Thank you in advance!



Yasmin Meertins
Community Manager

700 S Myrtle Avenue | Monrovia, CA 91016
phone: (626) 932-1000 | **fax:** (626) 932-1020

My days off are: Saturday and Sunday

Find us here:



From: [Dylan Feik](#)
To: [Alice Atkins](#)
Subject: FW: In support of moratorium on residential evictions
Date: Tuesday, March 31, 2020 8:14:37 AM

Alice, I received this email last week. Please include in any other public comments you forward to Council for tonight's meeting.

From: Connie Millsap [REDACTED]
Sent: Thursday, March 26, 2020 6:17 PM
To: Dylan Feik <dfeik@ci.monrovia.ca.us>
Subject: In support of moratorium on residential evictions

Hello,

I am a resident of Monrovia. I also am an advocate for affordable housing and keeping people in their homes.

Please enact an ordinance to protect our most vulnerable citizens by keeping them housed during this pandemic.

Thank you.

Rev. Connie Millsap

[REDACTED]
Monrovia, CA 91016

[Sent from AT&T Yahoo Mail on Android](#)

From: [Sari Canales](#)
To: [City Clerk](#)
Subject: Public Comment - on Line item B: Consideration of Urgency Ordinance Adopting Emergency Regulations Prohibiting Evictions for
Date: Tuesday, March 31, 2020 4:29:05 PM

I, Sari Canales, Executive Director of the Monrovia Chamber would like to make the following comments on Line item B.

The Monrovia Chamber informed members and non-members about tonight's meeting and included the agenda and the email where to send comments. I encouraged both tenants and landlords to send in their comments directly to the city clerk and if they were not able to do so, I could share them on their behalf.

Here is what I have gathered:

Tenants

Puff Monkey ,Grey & Cash, Café de Olla, Stix of Monrovia Myrtle LLC, have individually emailed the landlord about the rent and there has been no response.

Judy Chiang of Puff Monkey emailed twice since the health order. Her only income now is online sales but it is less than 10%, she does not have enough to pay her rent. Judy wants to know what the City of Monrovia can do to help the struggling small businesses of Old Town.

Merengue - Ricardo Jurado also emailed his landlord and got no response

Josefina Aguilar

Espresso Mi Cultura

415 S. Myrtle Ave. Unit B

Monrovia, CA 91016

Contacted her property owner, Jim Vigue and she was informed that April rent will be deferred.

Joey Kouchakian comments for his dining establishments

1776 Closed after the Health order – he reached out to the landlord and did not get a response.

Café of Lemon opened a month ago and he now has minimal staff working different shifts in hopes to retain his trained cook and staff. He reached out to the landlord and did not get a response.

The Diplomat is still opened and offering take out orders and thanks to the loyal customers has at least 10%. 90% of his business has suffered because it is a social type of business and he usually served over 250 people a night. He has been in communication with his landlord and his landlord is willing to work with the tenants.

Joey also said that many of the old town businesses are family owned and have suffered tremendously. It is probably take 6 months to a year to business to return to normal. Once the health order is lifted it will take a while before customers feel comfortable enough to go back to dining establishments.

Landlord/Property Management/ Property Owner

Samuelson & Fetter – Nic Fetter's comments

1. Rent is due on the first of each month. There is a 5- 10 day grace period depending on the

Tenant.

2. We have been in constant communication with our tenant regarding safety and building operations related to the ongoing Covid 19 crisis.
3. We have always had a policy with our tenants that is fair and takes into consideration all parties involved in the chain. We view ourselves as partners with our tenants and always worked with them when challenges arise.
4. We have over 50 tenants that range in size from 200 sf to 60,000 sf. Here is a sample.

Worley Group

Yang Ming

Cacique

Children's Oncology Group

Azusa Pacific University

Banner Bank

City of Hope

Labcorp

San Gabriel Valley Newspaper Group.

Sequoia Equities (Paragon) – Jasmy, property manager, comments

The management company is aware of the special meeting and the proposed city ordinance. She is communicating with the tenants.

She also mentioned is staying in touch with the other property managers at MODA and Areum.

Moda at Monrovia Station – JC Business Manager stated: I sat in on the last City Council meeting so I was already aware of today's meeting. Thank you for passing it along. Our company has already reached out to City Council and the Mayor with our input.

In conclusion, the Monrovia Chamber will continue to communicate with all the members both tenants and landlords and inform them of important information and resources.

Thank you for your time and stay strong Monrovia.

Sari Canales
Executive Director



MONROVIA
CHAMBER OF COMMERCE

620 S. Myrtle Avenue

Monrovia, CA 91016

626-358-1159 phone
sc@monroviacc.com

From: [Melissa Taylor](#)
To: [Alice Atkins](#)
Subject: Fwd: Letter to Council
Date: Tuesday, March 31, 2020 11:42:28 AM

----- Forwarded message -----

From: Jean Randall [REDACTED]
Date: Tue, Mar 31, 2020 at 11:10 AM
Subject: Letter to Council
To: Melissa Taylor [REDACTED]

Dear Ms. Taylor or whom it may concern-

Myself, my husband, daughter, and son, have been a part of this community for over 25 years. We have loved watching our kids go through elementary and middle school here, with my youngest about to attend Monrovia High School. I am officially no longer 'allowed' to volunteer, you know, teenagers, which should feel like nothing new after my daughter's years of cheer at MHS. Between my years of PTA, owning my business as a hairstylist, and my husbands years of working on Lemon right off of Myrtle, we have come to know and love this community thoroughly and passionately and have enjoyed being able to frequent small businesses on Myrtle. Unfortunately, we are currently at an impasse. As the COVID-19 Crisis came to a head, we realized very quickly (with my husband, self, and daughter out of work for almost 2 full weeks now, each with our own bills) that we would be facing the issue of rent imminently. While we immediately contacted our landlord about two weeks ago, whom we have never been late on payment to in the six years we've lived in our current home, we received a letter yesterday 3/30/2020, two days before rent was due that unless we had multiple sources of documentation, we would not qualify for deferment and to contact about a payment plan, otherwise it's all due. While I do have a Governor Newsom's mandate and job applications placed for local grocer's and driving apps like Instacart, I was only able to apply to Unemployment Insurance days ago when the CARE Act was passed due to my 1099 status. This leaves me with one day to come up with rent I do not have, IF my landlord considers my few documents qualifying, and the option of knowing that I can either comfortably feed my family in the three weeks coming up that we are still mandated to being quarantined, or pay half of my rent and have no money to feed them. We as a community have always supported one another through the years, and I understand my landlord has mouths to feed as well, but I am asking for empathy and help in an unprecedented situation.

Anyone who knows me in this community knows that I am not one to ask for hand-outs, or even help, but this is an unforeseen circumstance that has left my family vulnerable and for that I will.

Thank you for your time,

Jean Randall

<http://www.facebook.com/Jeanrandallstylist>

email: [REDACTED]

phone: [REDACTED]

From: [Jean Randall](#)
To: [City Clerk](#)
Subject: Tonight's Council Meeting on the Issue of Rent 3/31/2020
Date: Tuesday, March 31, 2020 1:32:49 PM

Dear Tom Adams, Larry J. Spicer, Alexander Blackburn, Gloria Crudginton, Becky Shevlin, or whom it may concern-

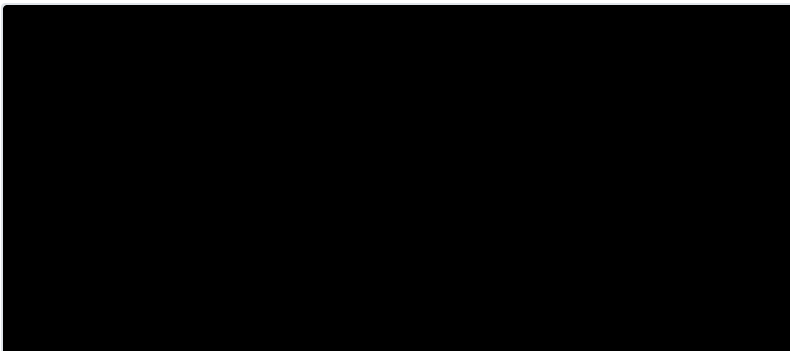
Myself, my husband, daughter, and son, have been a part of this community for over 25 years. We have loved watching our kids go through elementary and middle school here, with my youngest about to attend Monrovia High School. I am officially no longer 'allowed' to volunteer, you know, teenagers, which should feel like nothing new after my daughter's years of cheer at MHS. Between my years of PTA, owning my business as a hairstylist, and my husbands years of working on Lemon right off of Myrtle, we have come to know and love this community thoroughly and passionately and have enjoyed being able to frequent small businesses on Myrtle. Unfortunately, we are currently at an impasse. As the COVID-19 Crisis came to a head, we realized very quickly (with my husband, self, and daughter out of work for almost 2 full weeks now, each with our own bills) that we would be facing the issue of rent imminently. While we immediately contacted our landlord about two weeks ago, whom we have never been late on payment to in the six years we've lived in our current home, we received a letter yesterday 3/30/2020, two days before rent was due that unless we had multiple sources of documentation, we would not qualify for deferment and to contact about a payment plan, otherwise it's all due. While I do have Governor Newsom's mandate and job applications placed for local grocer's and driving apps like Instacart, I was only able to apply to Unemployment Insurance days ago when the CARE Act was passed due to my 1099 status. This leaves me with one day to come up with rent I do not have, IF my landlord considers my few documents qualifying, and the option of knowing that I can either comfortably feed my family in the three weeks coming up that we are still mandated to being quarantined, or pay half of my rent and have no money to feed them. We as a community have always supported one another through the years, and I understand my landlord has mouths to feed as well, but I am asking for empathy and help in an unprecedented situation.

Anyone who knows me in this community knows that I am not one to ask for hand-outs, or even help, but this is an unforeseen circumstance that has left my family vulnerable and for that I will.

Thank you for your time,

Jean Randall

[Jean Randall Stylist](#)



Jean Randall Stylist

Jean Randall Stylist, Arcadia, California. 175 likes · 8 talking about this · 215 were here. I have been doing h...

email: [REDACTED]
phone: [REDACTED]

From: [REDACTED]
To: [City Clerk](#)
Subject: eviction public comment
Date: Tuesday, March 31, 2020 6:32:24 AM

Dear Monrovia City Council,

I am friends with an international student from China living in your city. She is a music student at a local college which has closed obviously due to the coronavirus epidemic. She rents a room from a homeowner in Monrovia, and unfortunately, was given a 30-day notice from her landlady yesterday for minute reasons. (What are tenants supposed to do when we're 'safer at home,' but someone doesn't really like them being home all the time in a shared, but non-familial space? I have no way of knowing for sure, but I also fear my friend is being asked to leave because she's young and Asian, even though other 'excuses' are used. For example, is a messy bathroom worth an eviction when the landlady hasn't even discussed it with the student before?) How is this student supposed to find housing in the midst of a pandemic when we should be practicing social distancing? How can she move her belongings alone in a safe way without bringing others into the home? She's supposed to allow movers to touch her belongings or put things in cardboard boxes when the virus lives on cardboard up to 24 hours and then move things from one location to another, bringing the same boxes into the new place even if she does find one? A move requires a great deal of exposure. **Please protect tenants from all evictions until it is safe for us to leave our homes and return to normal life.**

I'd add that it is especially important to protect the poor and most vulnerable who are losing their jobs and livelihoods during this crisis. Please find ways to give them complete relief from evictions, not simply a delay of evictions due to lack of funding. The pandemic is bad, but we as a society don't have to make this tragedy even worse for those already hurting.

Blessings,
Laura Rector, PhD

From: [Kelly Ryan](#)
To: [City Clerk](#)
Subject: Consideration of Urgency Ordinance Adopting Emergency Regulations Prohibiting Evictions for Non-Payment of Rent and "No-Fault" Evictions and Declaring the Urgency Thereof, Ordinance No.2020-04U
Date: Tuesday, March 31, 2020 10:37:07 AM

Dear City Clerk,

Please submit the following as my public comment regarding Special Meeting Calendar Item B on the March 31, 2020 City Council's Board Meeting:

I support the adoption of the proposed Urgency Ordinance No.2020-04U ("Ordinance"). I note that landlords are able to apply for SBA disaster relief for economic losses during this period until such time as the emergency period expires. In this manner, landlords will be able to continue to make payments on their existing loans during the emergency period and tenants will be able to defer the repayment until after the expiration of this period. Adoption of the Ordinance provides the necessary time for all tenants to re-establish their income. For many businesses in the Monrovia area, evictions during this period would result in Monrovia having to start over in rebuilding a thriving local business community. Similarly, for residential tenants, the ordinance preserves already difficult conditions and places tenants in a position where they do not have to choose between feeding their families or having a roof over their head.

I only have one proposed modification to the ordinance. I would extend the period of repayment for commercial tenants who maintain their employee during the emergency period up to 12 months to repay the delinquent rent. Margins are thin and there will be a lack of capital initially as many businesses will have to invest capital to purchase inventory.

Again, I urge adoption of this Ordinance to preserve and position the local economy for a running start when the existing emergency conditions are lifted.

Very truly yours,

Kelly Ryan

The Ryan Law Firm, A Professional Law Corporation

139 E. Olive Avenue, 1st Floor

Monrovia, California 91016

Ph: 626-568-8808

Fax: 626-568-8809

kryan@ryanattorneys.com

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message. Thank you for your cooperation.

From: [Alice Atkins](#)
To: [City Clerk](#)
Subject: Fwd: Special City Council Meeting March 31, 2020
Date: Tuesday, March 31, 2020 2:14:59 AM

Sent from my iPhone

Begin forwarded message:

From: Brian Skalsky <bskalsky@gmail.com>
Date: March 31, 2020 at 12:03:33 AM PDT
To: Tom Adams <thomas.adams@century21.com>, Larry Spicer <lspicer@ci.monrovia.ca.us>, Alex Blackburn <ablackburn@ci.monrovia.ca.us>, Gloria Crudginton <gcrudginton@ci.monrovia.ca.us>, Becky Shevlin <beckyshevlin@gmail.com>
Cc: Alice Atkins <aatkins@ci.monrovia.ca.us>
Subject: **Special City Council Meeting March 31, 2020**

Honorable Mayor and Distinguished Council,

I write to share my wife's and my concerns about the local rent ordinance given it does nothing to protect the situation that my family has. We own two properties in Monrovia, one a rental and one our primary residence. We rely on the monthly rent from our rental in order to pay our mortgage, property tax, utilities, solar panels, gardening, and other expenses associated with our rental property in Monrovia. Simply put, if rent is not paid for that property, we cannot meet our financial obligations on our mortgage and property taxes for our rental. That would eventually result in the sale or possibly even worse a foreclosure, all depending on how much the Covid-19 pandemic negatively affects the housing market. (Hopefully, this is not 2008 all over again)

The State of California has attempted to work with financial institutions, to some degree of success, to have a mortgage deferment option for any Covid-19 related loss of income. The two proposed city ordinances do not put any protections in the ordinances for property owners who would lose their property in the event that rent is not paid. We have the following general questions in considering the drafting of the two ordinances:

1. What has the city done to contact major financial institutions to provide relief for property owners whose tenants are not able to pay rent due to the Covid-19 virus?
2. Will the city provide mortgage deferment protections, like the state of California has attempted to do, for property owners whose tenants cannot pay rent due to the Covid-19 virus?

Under the hypothetical situation where rent is not paid for 4 months and the tenant(s) then has 6 months to pay back the deferred rent, the foreclosure process on the property could already be underway (as well as other rental properties in our city)

because typically around the 90 day mark, give or take, is when a mortgage is deemed in default. Reserves and emergency funds only go so far.

I would ask the Council to evaluate the totality of the effect of the potential ordinance, which could lead to a rise in foreclosures and negative outcomes for tenants long term without some concurrent protections for the property owners from their financial institutions. We simply do not know how long the pandemic/local emergency will last. If it lasts between 3 to 6 months, this city will have a rise in sales/foreclosures without property owner protections, which could start to look like 2008 again. We ask that the council consider property owner protections from their financial institutions in concurrence with tenant protections from their landlords.

Sincerely

Brian Skalsky

From: [John Srebalus](#)
To: [City Clerk](#)
Subject: Please Pass Eviction Moratorium
Date: Tuesday, March 31, 2020 5:19:07 PM

Dear Mayor and Council,

My name is John Srebalus. I am a South Pasadena resident and housing advocate. Thank you for taking up this eviction moratorium. Ours has already helped a handful of people I know, relieving significant anxiety and resulting in some wonderful cooperation between landlord and tenant.

I agree with what your local advocates are asking:

- Payback time should be longer than 6 months after the end of the crisis. Request to increase payback to one year. That will allow the tenant to get back on their feet AND allow for time for financial assistance.
- Section 2b, increase notice time tenant has to notify landlord from 7 days to 30 days.
- Remove the documentation proof of timecards, hours, etc. and replace with requiring a tenant to sign a declaration that they have been affected economically by the COVID19 pandemic and it has compromised their ability to pay rent. Gig jobs and freelance jobs are especially difficult to show the kind of proof of lost income required by the ordinance. Also, most tenants have provided a substantial security deposit to the landlord. In this context, a declaration of economic distress (signed under penalty of perjury) should suffice.
- The use of medical records as supporting documentation is a major violation of privacy for a tenant. No one should have to share medical records in this context.

Thank you for your efforts on this important issue.

Sincerely,
John Srebalus

From: [Melissa Taylor](#)
To: [City Clerk](#)
Subject: Petition Signers
Date: Tuesday, March 31, 2020 5:59:35 PM

Good evening Alice!

An addendum to the email I sent earlier, I wanted to give you an update on the total of signatures we have received in support of our petition.

As of 5:30 pm today we have had over 446 signatures. of Those 263 were Monrovia residents. I would to note and be read with the letter that this petition was sent out Sunday morning and in the matter of three days we were able to accumulate that many signatures, without access to churches or being out in the community. This is an issue that is very important to the community.

I would also like to encourage those who are landlords on the council to recuse themselves from this vote as it would certainly lead to biases.

Thank you!

Melissa Taylor

From: [Melissa Taylor](#)
To: [Alice Atkins](#)
Subject: Monrovia City Council Tonight
Date: Tuesday, March 31, 2020 11:38:56 AM

Hi Alice,

You may receive many versions of this letter tonight, but I wanted to personal send this one along.

This weekend we started the Petition to ask the City Council to ask council for strong, local action.

We are asking the City of Monrovia to declare a local state of emergency order, that would be retroactive from March 1, 2020 when some people were already affected by Covid-19 until the City calls off the local state of emergency. The current Moratorium on Evictions Order, (Executive Order N-37-20), passed by Governor Newsome on Friday, March 27th is an act of good faith, but there are many loopholes in it that do not work in favor of people that rent. It falls short of providing practical help for renters during the COVID-19 pandemic. In that order, we are asking, you will see below that we have provided many ways as to how this can be accomplished.

- the City of Monrovia to immediately enact a sweeping moratorium against the all evictions (or foreclosures) for non-payment of rent /or mortgage of any tenant, homeowner, business or commercial interest that has been impacted by COVID-19 in the city of Monrovia, and therefore, unable to pay their rent or mortgage. This local moratorium will be effective for 3 months after the local state of emergency is no longer in effect, with a payback time of rent, up to a year, barring all late fees or penalties. This will allow people and businesses time to set up small loans to cover the rents/ mortgages that they will be responsible for paying back.
- the City of Monrovia to support homeowners at risk of defaulting, to prevent their displacement by creating a fund to keep homeowners and landlords current on their mortgages, enlisting rent and mortgage assistance from SGV Regional Trust Fund, LA County Measure H, city funds or other funds, and/or enlist the state to stop foreclosures.
- If a property owner attempts to evict a tenant, homeowner, business owner, or commercial interests for non-payment of rent, it will be considered a violation of the ordinance against evictions, and may be invoked by the above party involved, as an affirmative defense against eviction in court.
- the City of Monrovia to set up master leases of local hotels, that are suffering with low occupancy rates (some 14% -20% occupancy on a Saturday night). The City would negotiate a mass discounted room rate. This would be for Monrovians: seniors, people with disabilities, and families with children that have fallen out of housing, to be put up in this transitional housing, so to speak, so they do not become susceptible to the virus. These would be people that Foothill Unity could work with to get into permanent supportive housing. The (hotels) would go on until 6 months after the local state of emergency ended.
- the City of Monrovia to aid in hiring an additional housing navigator /or caseworker for the Foothill Unity Center to help with the increased caseloads that they are going to need.

(This cost could be shared by neighboring cities that use Foothill's services. The position would last at least one year.)

- the City of Monrovia to immediately send out a mailing in English and Spanish, to all residents about what is necessary to prevent themselves from being evicted. What are the steps they must take, what do they need, the deadlines, etc. Translations in other languages, should be available as well.
- a moratorium on utility shut-offs, of all public utilities, including water, sewer and garbage pick-up during the COVID-19 state of emergency, and for 60 days following, barring all late fees or penalties.
- Modification of various parking policies to reduce the financial burden on residents and support local businesses, including:
 - temporary suspension of non-critical vehicle impounds
 - temporary suspension of impounds of vehicles with five (5) or more past-due parking citations or expired registrations.
 - public restrooms will be kept unlocked, (as in the past), for 'all' persons with basic needs, as well as, allowing people the opportunity to protect themselves against the spread of COVID-19. Lack of access to bathrooms, and handwashing facilities will only promote the spread of this virus. Placing porta-potties in key downtown, shopping, and gold line locations if not already in existence.

We ask these protections to be immediately granted, retroactive to March 1, 2020 and in place by March 31, 2020, as many rents and mortgages will be due on April 1, 2020.

The unhoused and precariously housed, face a far greater risk from COVID-19 than the securely housed. We cannot allow more people to fall into homelessness during this national emergency. People have spent years building up our wonderful city, and now they need our support. We are counting on each of you, Mr. Adams and Council members, to protect us now in this very difficult time. We have won awards in the past for our leadership and 'model' city. Let's lead the way to show other cities, how to take care of its' citizens. Let's do the right thing now in this very troubled time.

Thank you for your service to the city of Monrovia.

Thank you,

Melissa

PS: I will be attaching a list of everyone who has signed this evening.
I will also forward you the email from a local resident that would like to be read this evening.

From: [BJT](#)
To: [City Clerk](#)
Subject: 31 March 2020: Council Agenda Item B
Date: Tuesday, March 31, 2020 6:28:44 PM

RE: Urgency Ordinance No. 2020-04U

There are good landlords and bad landlords, struggling and deep pocketed; the same is true of tenants, both residential and commercial. Think of that as a matrix - it is multidimensional, like playing 3D chess.

The Monrovia Way can be/has been/is threatened by a lack of leadership and innovation from the highest levels in response to the epic global threat of COVID19. Our Council must do what it can to protect all levels in the matrix of our community, to inspire cooperation with a "trust but verify" approach that removes threats and encourages cooperation, providing appropriate leverage to the small but dedicated businesses that give this City its All America reputation, while keeping the deep pockets protected and in their proper place, but encouraging their compassion and local support. Allow our businesses to thrive thru the emergency before more are struck down.

Whatever is done tonight will likely be a stop gap. It can be empowering or destructive. Did we think we needed this action on March first? Will we need something else on May first or June first? Probably, but let's all survive till then with clear communication and protections for all to the fullest extent possible, and prevent the bad guys from hurting the good and allowing no one an unfair advantage. Be strategic, think short and long term. That is the role of good government. Is that what we've got?

Si se puede.

BJT
Brenda J. Trainor



From: [Cathlene Wells](#)
To: [Alice Atkins](#)
Cc: [Cathlene Wells](#)
Subject: Ban evictions
Date: Tuesday, March 31, 2020 5:49:11 PM

For voting tonight, I implore the Council to ban temporary residential and commercial evictions.

I work with a Church group to feed the homeless at the San Gabriel Riverbed twice a month, and we must decrease, not increase the number of homeless.

Please let the moral compass that I know, personally, that many, if not all of you, have, guide you firmly.

With appreciation for all of your work for our community.

Sincerely,

Cathlene Wells, Senior Citizen of Monrovia

[Sent from Yahoo Mail on Android](#)