

ORD-2 Correspondence – Mike Murchison

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Sent: Tuesday, March 24, 2020 11:30 AM

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Subject: response to proposed ordinance.

-EXTERNAL-

Good Morning Mayor and Council members. I have been receiving a lot of feedback from rental property owners on the language in the proposed ordinance. There is significant concerns by landlords that failure to pay any rent will impact their ability to pay mortgages and maintenance for their buildings. The city hopefully is reviewing all non-essential funds such as the Housing Trust Fund, Wage Theft Fund, Legal defense Fund and any other line items in the city's budget that can repurposed to pay landlords direct for loss of April's rent (and beyond) for those that can provide written documentation of financial impact directly related to the Coronavirus. We all know that many tenants live paycheck to paycheck and to expect that they will pay back April's rent on top of the normal rent for future months is not realistic. It will lead to further problems.

Here are some proposed changes to the ordinance for your consideration.

Page 1 Line 15 of the ordinance: add "Housing providers" after the word "commercial tenants"

Page 1 Lines 17/18 of the ordinance: change/add after "will impact some tenants" "and Housing providers ability to pay rent or mortgages when due, leaving such tenants vulnerable to eviction and possible homelessness and such Housing Providers subject to foreclosure"

Page 3 Lines 13-22 subset (1) delete the word "will" not be able and change to "may" not be able add subset (3) "provide proof of registration with unemployment agencies, Job sourcing or Job retraining services" add subset (4) "proof of registration with any available short-term rental payment programs that are designed to help tenants who become behind in rent payments to their Housing Provider."

Page 4 Line 9 delete the existing language and insert, "Delayed rent in equal payment over a six-month period.

It is an incorrect assumption that every housing provider has the ability to carry tenants for a six month duration under any conditions. It is important that we encourage tenants to seek alternative employment during this affected time frame.

Questions/comments that we have and hope that are addressed.

1. Ordinance uses the word “substantial on page 3 line 2. What is the measurement of substantial? We need a definition.

2. Ordinance should also have language that reflects the ability of the tenant to use “sick time” or “vacation time” from their employer first before asking for a delay of paying their upcoming rental obligations.

3. The "written documentation" referenced in the ordinance on multiple occasions should include the tenant requirement of providing the landlord with employment info, name of employer, address, phone number, etc so that there is not a misuse of this ordinance. Housing Providers need as much proof as possible that there has been financial impact to the tenant as a direct result of the Coronavirus.

Finally, Housing providers are also asking for help from the City. We need to all be in this together and try and find ways to keep everything stable as best that we can during these trying times. We don't want a situation of Housing providers going into default or worse foreclosure. Please examine all resources to help out Housing Providers.

Thank you and stay safe,

Best Regards,
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