



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

Public Comment: 7A Eviction Moratorium

1 message

Maria Cadenas <[REDACTED]>

Fri, Mar 20, 2020 at 10:24 AM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Dear City Council –

Thank you for your time and accommodations for today's meeting. I wanted to take a moment to express SCCV's support for the efforts to implement an Eviction Moratorium and provide much needed tenant protections. A moratorium will help ensure alleviate the stress in the community and ensure people are more likely to stay at home during this crisis - ensuring the health of our community.

At SCCV we did a study that showed that over 66% of households in Watsonville were facing a high rent burden and that 65% of the population were at risk of poverty due to loss of jobs. Any support will ensure people stay housed and the local businesses can best navigate these difficult times. Recently, SCCV also did a study on the role of predatory lending in the area, and we are concerned that delay of any visible relief may increase use of predatory lenders, further endangering the economic stability of the region.

In the interest of these efforts, SCCV also strongly urges that the council reconsider its "verifiable documentation" requirement as it would only limit the impact of the moratorium and delay its effectiveness. I thank you for your consideration and your time. If there are any questions, I may be reached at 831.421.1352

Sincerely,

Maria T. Cadenas
Executive Director
Santa Cruz Community Ventures
[Web](#) | [Twitter](#) | [Facebook](#) | [Donate](#)

Support our work in creating compassionate local economies where all are valued, valuable, and worthy

 **2016_watsonville_glance_1.pdf**
755K



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

Public comment

1 message

Jennifer Schacher <[REDACTED]>
To: Citycouncil@cityofwatsonville.org

Fri, Mar 20, 2020 at 10:29 AM

Dear City Council,

Thank you City Council and Mayor Garcia for calling this important meeting during this time of crisis. Thank you to all of the PVUSD staff that are keeping our district running and feeding our community. I have spoken to our PVUSD Board President Daniel Dodge. I support him in creating an ad hoc committee for communication directly to federal government. I think it is important to work in conjunction with the City of Watsonville in its partnership with the National League of cities, And the National Schoolboard Association. PVUSD is a title 1 school receiving funds many federal funds. We need to stay in direct communication in order to serve our community.

Thank you,
Jennifer Schacher
PVUSD Board of Trustees

**Beatriz Flores** <beatriz.flores@cityofwatsonville.org>

Council meeting

1 message

Iusila mayen <[REDACTED]>
To: citycouncil@cityofwatsonville.org

Fri, Mar 20, 2020 at 10:34 AM

Hi my name is Lucy I have a question I do apologize if I am not doing this properly the question is if you cannot pay the rent or you cannot pay your bills can they evict you from your house can they shut the services of the bills you cannot pay and how or what way can the city of Watsonville help us not just me but a lot of people that have this problem that does not have no income coming in the household is there going to be a place where you can go to find out about these questions



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

COVID-19 meeting

1 message

Jennifer Ortiz [REDACTED] >

Fri, Mar 20, 2020 at 10:36 AM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

To whom it may concern:

I am very concerned over the lack of precautions many people are taking in the City of Watsonville. I purchased groceries at Target last week and I was surprised to see how many families and children there was at Target. This shelter in place is not a vacation, and I think many people do not yet understand that. My own father does not believe in the harm the virus can do to us despite our diligence in trying to convince him to take precautions.

On another note, I am also concerned about the people who are still in the workforce. Many of my family members are blessed to still have their jobs because this means we still have a source of income coming in. However, they are still getting exposure to the virus by going to work every day because they are still interacting with thousands of people each day. My husband is a merchandiser at a store and he has been seeing all the chaos in our community. Not only is he exposing himself, he is also exposing our family, my 5 year old daughter with asthma. Is there anything we can do to lower, or decrease their exposure to the virus-- such as give them gloves, hand sanitizer, face masks, etc.? If not, all the people who continue to work deserve to be earning overtime or a higher pay rate for their courage in continuing to provide for our community.

One of my other concerns is the people who continue to be exposed and have no health insurance and are not covered by medi-cal. Is there anything in place for people who do not have health insurance to still be seen by a doctor at no cost?

Before ending this email, I would like to thank the City of Watsonville for the precautions they are taking. Thank you to the city for continuing to serve our community and to all the people-- law enforcement, green waste workers, store clerks, and everyone in the health field-- who continue to work to provide for the people in our community.

Warm regards,
Jennifer Ortiz

**Beatriz Flores** <beatriz.flores@cityofwatsonville.org>

Council meeting

1 message

Manuel Gonzalez <[REDACTED]>
To: citycouncil@cityofwatsonville.org

Fri, Mar 20, 2020 at 10:36 AM

Gracias por tomarse el tiempo de esta junta tan importante. Que está haciendo la ciudad para que la comunidad tome esto enserio? Sigo viendo muchos niños en la calle y en el parque de patineta. El propósito de que los niños no fuera a la escuela era para que se cuidaran no para que estuvieran en la calle.

Gracias ,

Manuel Gonzalez



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

Council meeting

1 message

Manuel Gonzalez [REDACTED] >
To: citycouncil@cityofwatsonville.org

Fri, Mar 20, 2020 at 10:36 AM

Thank you for taking the time of this important meeting. What is the city doing to make the community take this seriously? I still see many children on the street and in the skate park. The purpose of the children not going to school was to take care of themselves, not to be on the street.

Thank you,

Manuel Gonzalez



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

Rent eviction

1 message

Nelly Bxby <[REDACTED]>
To: Citycouncil@cityofwatsonville.org

Fri, Mar 20, 2020 at 10:54 AM

Can u guys hold on rent and mortgage lots of people out of work and have no savings speak on this please



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

Los pequeños negocios

1 message

Noemi Navarro [REDACTED]
To: citycouncil@cityofwatsonville.org

Fri, Mar 20, 2020 at 11:09 AM

Los pequeños negocios van a tener alguna ayuda del gobierno. Tuve que cerrar mi negocio y los pagos de luz y gas, renta no me esperan.



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

Small businesses

1 message

Noemi Navarro <[REDACTED]>
To: citycouncil@cityofwatsonville.org

Fri, Mar 20, 2020 at 11:09 AM

Small businesses are going to have some help from the government. I had to close my business and the electricity and gas payments, rent are not waiting for me.

**Beatriz Flores** <beatriz.flores@cityofwatsonville.org>

Question and comment

1 message

Mariza Mendoza <[REDACTED]>

Fri, Mar 20, 2020 at 11:16 AM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Thank you for hosting this meeting, I hope you continue these meetings. I also hope that you take these questions and comments very serious. I'm concerned that the flee-market is being reopened. Tell me how you plan on ensuring people are 6 feet apart? How will you assume that there is less than 10 people?

Also, I'm concerned about the people who are not working and might be evicted.

Kind regards
Mariza



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

(no subject)

1 message

Lupe Medrano <[REDACTED]>

Fri, Mar 20, 2020 at 11:34 AM

To: citycouncil@cityofwatsonville.org

Hello,

I have a question as a landlord who is helping the landlord make the mortgage payment on their rentals?

Sent from my iPad



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

(no subject)

1 message

Lupe Medrano [REDACTED]
To: citycouncil@cityofwatsonville.org

Fri, Mar 20, 2020 at 12:00 PM

My question is who is helping the landlord make the mortgage payment at the bank if you are not receiving rent from the rental?

Sent from my iPad



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

(no subject)

1 message

Lupe Medrano [REDACTED] >
To: citycouncil@cityofwatsonville.org

Fri, Mar 20, 2020 at 12:03 PM

I have a question about housing authority if the tenant is not able to pay their portion is housing authority going to help pay the difference?

Sent from my iPad



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

email meeting 3/20/20

1 message

selenavillanueva <[REDACTED]>
To: citycouncil@cityofwatsonville.org

Fri, Mar 20, 2020 at 12:41 PM

Hello,

Good morning, thank you for taking the time to read my email. I have this case, and feel I am not the only one. Would like for information on how to proceed this.

I had an event taking place on April 4th and due to virus and shelter and place, this event can not take place. Now, the people I had contact with are not willing to give me my deposit back. Who can I reach out to?

Thank you
selenavillanueva



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

Agenda Item 7.A.3 Public Hearing

1 message

Accounting Department [REDACTED] >

Fri, Mar 20, 2020 at 12:08 PM

Reply-To: [REDACTED]

To: citycouncil@cityofwatsonville.org

Cc: [REDACTED]

PLEASE READ THE BELOW INTO THE MINUTES FOR THE RECORD

Madam Mayor, City Council Members and City Staff:

I hope all of you are doing well given the unprecedented events we are amidst at the moment! I hope all of you are doing well and you are keeping yourselves and your families safe.

The proposed Uncodified Urgency Ordinance appears to be attempting to assist tenants, both commercial and residential, during this Global Pandemic. I applaud the efforts of the City Council

in their efforts to protect the citizens of our beautiful City of Watsonville. I truly believe assistance via in place programs should be promoted to assist our collective citizens. I urge the local

non-profit agencies to assist with any and all potential economic hardships tenants, both commercial and residential, may be facing. Commercial tenants facing reduced retail sales and/or loss

of their workforce and residential tenants facing unemployment will further stress our economy.

I believe the City Council should address this situation from a holistic approach. Assisting residential tenants with their economic hardship should be immediately addressed. State and Local Government

Housing assistance would appear to be the most prudent way to quickly assist with the economic hardships some of our community members will be facing. Federal and State assistance with the local

Housing Authority would provide a backstop for this current dilemma. Deferring the residential rental payments will create an undue hardship for the very individuals this Uncodified Urgency Ordinance

is attempting to assist. The financial burden of up to six months of back rent will create a lasting financial obligation some will not be able to overcome. The individuals credit and future ability to rent will be

affected in both the short and long term. Commercial tenants should be encouraged to communicate directly with their respective landlords and develop a plan specific to their individual needs. I'm certain

the commercial tenants and landlords will be able to mutually agree on a specific plan to meet their individual needs.

The majority of Residential and Commercial property owners rely heavily upon the monthly rental payments to satisfy their respective financial obligations. Interrupting the rental stream has a domino effect

on our local and regional economies. Should the rental stream be interrupted to the Commercial and Residential property owners the payments to Banks, City Utilities, County Property Taxes, Insurance,

Landscapers, Maintenance, Security, PG&E and employees servicing the properties will cease. The default to the various vendors will initiate credit deterioration and contractual defaults. This component

of the conversation needs to be addressed simultaneously. The proposed Uncodified Urgency Ordinance addresses one side of the equation and does not address the equally important other half.

I strongly urge the City Council address this unprecedented event from both sides of the conversation to avoid further exacerbating this unprecedented event. Thank you for your consideration!

Sincerely,

William J. Hansen, Developer

PACIFIC COAST DEVELOPMENT

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
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[REDACTED]

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Beatriz Flores <beatriz.flores@cityofwatsonville.org>

we need a moratorium on commercial and residential rents as well....1 message

steve trujillo [REDACTED]

Fri, Mar 20, 2020 at 1:52 PM

To: "citymanager@cityofwatsonville.org" <citymanager@cityofwatsonville.org>, "mayor@cityofwatsonville.org" <mayor@cityofwatsonville.org>, "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

THE CODIGA BROTHERS HELPED RUN JOHN, THE OWNER OF ROGERS DINER, OUT OF BUSINESS LAST YEAR.

THEY RAISED HIS RENT \$10,000 A MONTH. HIS EMPLOYEES TOLD ME. GOUGE, GOUGE , GOUGE !
THE CODIGAS ARE IN IT FOR THEMSELVES. THEY ARE GREEDY. THEY COULD CARE LESS ABOUT THEIR BUSINESS TENANTS. SHAME ON THEM.

we need a moratorium on rents. Aurelio is CORRECT. and it should last until december of this year. for both business and residential tenants.

The Codigas are not demi gods. stop treating them as such. they are wannabe trumps.

DO THE RIGHT THING !!!

STEVE TRUJILLO, EL TERRIBLE

**Beatriz Flores** <beatriz.flores@cityofwatsonville.org>

City of Watsonville Landlords

1 message

Rosa Lopez <[REDACTED]>
To: Citycouncil@cityofwatsonville.org

Fri, Mar 20, 2020 at 4:39 PM

Dear Counsil Members,

While we understand you are trying to help and alleviate a difficult situation for tenants by allowing them to hold off on rent payments plus utilities payment for the next 6 months. We want you to keep in mind that many of us landlords are just like the rest of the tenants living day to day. For example, in my case my rent payment goes directly to the mortgage payment therefore if tenant does not pay it means I would not be able to make mortgage payment THERE IS NO WAY I'M ABLE TO MAKE 2 MORTGAGE PAYMENTS!! . In the long run this is going to affect not only me but my tenant as well because if I eventually loose my house and my tenant is going to end up without a place to live. This is the case for many landlords in Watsonville and other people who their only source of income are their rents.

While you are doing what you believe to be best for some people you need to consider other options because you are only working into putting people more in debt.

Thank you



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

Rent

1 message

Tony Messina [REDACTED]
To: citycouncil@cityofwatsonville.org

Fri, Mar 20, 2020 at 8:00 PM

Hello, as a retired, disabled landlord we really feel that this sort of enactment would devastate our financial position when we have saved and sacrificed our whole lives. We offer fair rent in a highly maintained condominium where maintenance costs this year were horrible. In one unit we had to replace a furnace, dishwasher and hot water heater. We also have ongoing HOA fees of \$425 per month and insurance and taxes.

If this is how people who have worked hard their whole lives are treated, I will be selling my units as soon as possible and invest elsewhere. Do not create a condition for renters much worse than it is now by hurting landlords so that they all sell out.

I also believe that this should not be a blanket coverage. Each individual should have to prove that they are not working and NOT getting unemployment benefits, don't have a savings or a retirement account that could be accessed and don't have any other assets that could be liquidated.

I believe that people should not be tossed out on the street but all the responsibility should not be put on the shoulders of the landlords. Perhaps the city government should pay the rent that the tenants are in arrears so that they won't be evicted, and the city could collect after several months of non payment. You have much deeper pockets than a old retired couple who saved and sacrificed their whole lives to be self sufficient in their old age. My wife and I only have 2 units in the Apple Hill development which we purchased with my retirement fund. This is our old age pension that you will be stealing!!! all the while the HOA fees, maintenance must be maintained, utilities paid for. Wheres the money to come from if these problems arise in our other unit???

Last year one of our units was so damaged that it took 4 months to repair. Not only did we lose the rent but over \$30,000 in materials to repair it. Insurance didn't cover it because they damaged it over time. To top it off, most of the security deposit went towards unpaid rent.

Sincerely, Tony and Cassandra Messina



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

Emergency Ordinance teamwork

1 message

Kathy Oliver <[REDACTED]>

Sat, Mar 21, 2020 at 12:40 PM

To: "citymanager@cityofwatsonville.org" <citymanager@cityofwatsonville.org>, "mayor@cityofwatsonville.org" <mayor@cityofwatsonville.org>, "cityclerk@cityofwatsonville.org" <cityclerk@cityofwatsonville.org>, "aurelio.gonzalez@cityofwatsonville.org" <aurelio.gonzalez@cityofwatsonville.org>, "lowell.hurst@cityofwatsonville.org" <lowell.hurst@cityofwatsonville.org>, Ari Parker <ari.parker@cityofwatsonville.org>, "rebecca.garcia@cityofwatsonville.org" <rebecca.garcia@cityofwatsonville.org>, "francisco.estrada@cityofwatsonville.org" <francisco.estrada@cityofwatsonville.org>, "felipe.hernandez@cityofwatsonville.org" <felipe.hernandez@cityofwatsonville.org>, Trina Coffman <trina.coffman@cityofwatsonville.org>

Hello everyone,

For those who don't know me, my name is Kathy Oliver and I am a lifelong citizen of the City of Watsonville, a former tenant, a licensed REALTOR(r), a business owner of Oliver Property Management, a landlord and a property manager. I completely understand the reason for your emergency ordinance, however, the process needs more research and discussion before hastily voting on an ordinance that has many holes and potential lawsuits connected to it.

I am a firm believer of teamwork and finding a win win situation in anything, including this crisis', so I wanted to send you information to look at and perhaps find a better solution to reach a goal for both landlords and tenants.

I know there are many "bad" landlords out there, as well as tenants who would take advantage of any "free" situation, and what your current proposed ordinance would possibly create is an atmosphere of punishing the good landlords and giving certain tenants the idea that they can live rent free for six months with no consequences. Meanwhile, your mom and pop landlord would be financially harmed with this current ordinance and potentially lose their home these tenants are living in.

Would you please take the time to look at what the City of San Jose is proposing. Here is the link to their emergency ordinance:

<https://www.sanjoseca.gov/your-government/departments-offices/mayor-and-city-council/mayor-s-office/san-jos-strong/protecting-renters>

There is time, as well, to create a team (consisting of residential and commercial landlords, homeowners, business owner tenants, residential tenants, attorneys, city employees, etc) to have an ad hoc committee work on word smithing your emergency ordinance. Together, both sides can voice their concerns and there will not be a seemingly one sided emergency ordinance. I have been in property management for 37 years, experienced property management when the canneries were closing down in the 70's and experienced the aftermath of the Loma Prieta Earthquake in 1989; so, if you would like me on this ad hoc committee, I would be honored to serve.

There are a lot of factors still on the table and a six month ordinance would carelessly not take these final actions in consideration. These factors include, but are not limited to:

- EDD is allowing employees to file for unemployment or family paid leave with no grace period. What are the details of this?
- There are SBA emergency funding for small businesses who need help with their business being closed down or adversely affected by the shelter at home order. What are the details of these loans?
- The United States Government is going to "fund direct payments to American taxpayers. The sum would be doled out in two separate \$250 Billion allocations beginning of April 6 and May 18th," according to a Treasury document obtained by The Washington Post. The amount that they are currently proposing could help to cover any rents due. They are currently proposing \$1,000 for each adult and \$500 for each child of a household. What are the final details of this going to be?

- Employers will be able to pay employees direct sick pay and family leave with out any money out of their pocket, according the the President's address today. What are the details of this offer?
- And there are others that I am unable to think of at this moment.

So, you see, there is no reason to create a long term emergency ordinance until we have more answers and can then properly create something that will be short term and a benefit for all good. Please either table your emergency ordinance for a week, or remove it completely, to allow time to get more details and make a well informed proper decision.

I appreciate your attention and thank you for your time in reading my email. I trust you will all think strongly about what is right for all your taxpayers. Thank you for your dedication to our community and for your consideration.

With respect,

Kathy Oliver

CalDRE Lic#01116175

Broker/Owner - Oliver Property Management





Beatriz Flores <beatriz.flores@cityofwatsonville.org>

Public Comment - Residential Rental Eviction

1 message

Joe Hutchins [REDACTED] >
Reply-To: Joe Hutchins [REDACTED] >
To: citycouncil@cityofwatsonville.org

Sat, Mar 21, 2020 at 3:24 PM

Read Out Loud at Meeting

Food and housing are essential to everyone and as a community/country we should make sure that all that are affected by financial hardships related to COVID-19 should be assisted. Some residential tenants will specifically need rental assistance. But the help should come from governmental agencies not from the backs of small business owners that may own a triplex, 4-plex or small apartment complex. Apartment owners are small businesses just like the corner grocery store, the laundromat, a plumber or roofer. We have expenses such as mortgages, property taxes, utilities and maintenance that must continue to be paid. No one is asking the grocer, laundromat or plumber to defer payment for goods or services. Tenants' hardships may last for months. If two out of three or two out of four of my tenants stop paying rent then I'm going out of business and there will be fewer rentals available. If tenants need food assistance they apply and receive assistance. If a tenant needs housing assistance they should be able to apply and receive that assistance as well. "We are all in this together" and the assistance should come from "all of us." As a community we should be making sure that apartment owners are able to stay in business and provide the housing that our community needs.

Virus-free. www.avast.com



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

City of Watsonville City Council Meeting 3-23-2020 2:00 p.m.

1 message

PACIFIC COAST DEVELOPMENT <[REDACTED]>

Sun, Mar 22, 2020 at 2:43 PM

Reply-To: [REDACTED]

To: citycouncil@cityofwatsonville.org

Cc: [REDACTED]

**PLEASE READ ALOUD INTO THE MINUTES FOR THE RECORD OF THE COW COUNCIL
MEETING March 23, 2020 2:00 p.m.**

I hope all of you are doing well given the crazy unprecedented events we are amidst at the moment! Hopefully each of you were able to find some peace over the weekend. Please keep your families and yourselves safe during this time and remember we will get through this together. Keeping "togetherness" in mind will help with all of the important decisions each of you have upon you at the moment.

Immediate assistance is required for tenants, both commercial and residential, during this Global Pandemic. The majority of landlords understand this and are already discussing workout arrangements with their respective tenants. I applaud the efforts the various Federal, State and Local Governments are planning although we need action. We need to attack this from a holistic approach considering all parts of the equation. Assistance for residential and commercial tenants with their economic hardships should be immediate. State and Local Government Housing Programs as well as the Small Business Administration would appear to be the most prudent way to quickly assist with these economic hardships. Suspending rental payments to the property owners only contributes to the economic shutdown. We have all heard about boots on the street although now we need to have dollars on the street. When a natural disaster hits we respond with FEMA and Insurance Adjusters with blank checks. Federal and State assistance with the local Housing Authority and the Small Business Administration would appear to provide a backstop for this current situation. We need to have financial assistance to the individuals suffering from layoffs and reduction in their hours as well as the loss of income to the small businesses.

The majority of Residential and Commercial property owners rely solely upon the monthly rental payments to satisfy their respective financial obligations. Interrupting the rental stream has a domino effect on our local and regional economies. Should the rental stream be interrupted the respective Commercial and Residential property owner's payments to Banks, City Utilities, County Property Taxes, Insurance, Landscapers, Maintenance, Security, PG&E and employees servicing the properties will cease. The default to the various vendors will initiate credit deterioration and contractual defaults. This component of the conversation needs to be addressed. The below is copied directly from the County of Santa Cruz Treasurers-Tax Collector's website.

April Property Tax and COVID-19 Frequently Asked Questions

We understand and share the public's anxiety and concern about the impacts of the 2020 COVID-19 pandemic. While we cannot change the April 10 deadline for the Second Installment of Property Taxes because the deadline is set by State Code, we can waive penalties, costs or other charges resulting from tax delinquency due to reasonable cause and circumstances related to this crisis.

Remember that critical county services needed during this time are dependent on those scheduled revenues. We appreciate your cooperation in remitting your tax payments on time.

Does the County feel their appeal to the property owners has a different tone? I believe the vast majority of property owner's, based on proposed legislation to suspend rental income, find their plea insulting. We all need to work together to find a solution addressing both sides of the conversation. The proposed action by City Council of the City of Watsonville only addresses 50% of the equation. This is not a political issue. The City Council must be prepared to look at the entire issue and not just half of the issue with blatant disregard for the other half. Politically it may sound good to propose an ordinance to "help" some of our community although the other portion of our community would be greatly harmed.

Retailers can easily show reduction in their sales. Employees of legitimate businesses will easily show reduced and/or nonexistent earnings. Employees of under the table payroll would be able to ask their employers for a letter documenting their hardship. If the COW, by their proposed action, supports

"no documentation" they are in part guilty of criminal facilitation. Does the COW want to involve themselves in this potential illegal activity? Cities throughout the State of California establishing this type of ordinance all require documentation i.e. "proof" of loss or reduction of income. DO NOT think this is an immigration issue. The proposed "No Documents Required" Uncodified Urgency Ordinance will create a marketing campaign for both retailers and individuals. Many will consider this an opportunity to "quit" paying their rent without any repercussions. This hurried decision could further exacerbate an already fragile economy. In hindsight I believe reasonable minded people will view this as careless and obviously one sided. Taking of property, as contemplated by the proposed ordinance, is in direct conflict of the 14th Amendment providing for "EQUAL PROTECTION UNDER THE LAW". Let's take our time and work in a collaborative manner to develop a solution for ALL. I welcome the opportunity to work with City staff, City Council, Tenants, Retailers, Property Owners and Community members to develop a strategy to deal with this issue. Thank you for your time, consideration, understanding and willingness to listen to another's perspective!

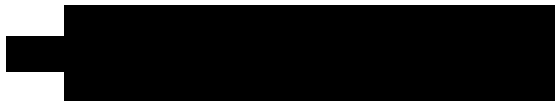
Sincerely,

William J. Hansen, Developer

PACIFIC COAST DEVELOPMENT

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2 attachments

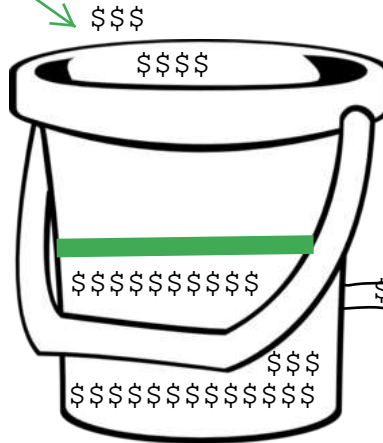
William Hansen.vcf
2K



Sustainable Economic System.pdf
278K

Sustainable Economic System

Rental Payments aka Dollars In



COW Utilities
Utilities
Maintenance
Insurance
Mortgage Obligations
Employees
Property Taxes
Misc. Operating Exp.
aka DOLLARS OUT

April Property Tax and COVID-19 Frequently Asked Questions
We understand and share the public's anxiety and concern about the impacts of the 2020 COVID-19 pandemic. While we cannot change the April 10 deadline for the Second Installment of Property Taxes because the deadline is set by State Code, we can waive penalties, costs or other charges resulting from tax delinquency due to reasonable cause and circumstances related to this crisis.

<http://www.co.santa-cruz.ca.us/Departments/TaxCollector/AprilFAQs.aspx>

*Statements copied directly from the County of Santa

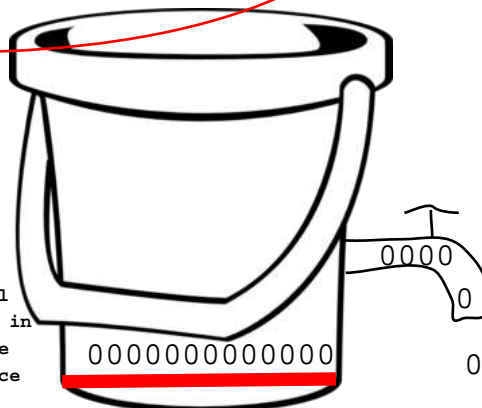
Cruz County Treasurer-Tax Collector website. As per above link.

Remember that critical county services needed during this time are dependent on those scheduled revenues. We appreciate your cooperation in remitting your tax payments on time.

Unsustainable Economic System

~~Rental Payments aka Dollars In~~

~~\$0~~



~~COW Utilities
Utilities
Maintenance
Insurance
Mortgage Obligations
Employees
Property Taxes
Misc. Operating Exp.
aka DOLLARS OUT~~

Why no \$\$ in? No documentation of loss of retail sales or payroll reduction. Why? Retailers can easily show reduction in their sales. Employees of legitimate businesses will easily show reduced and/or nonexistent earnings. Employees of under the table payroll would be able to ask their employers for a letter documenting their hardship. If the COW, by their proposed action, supports "no documentation" they are in part guilty of criminal facilitation. Does the COW want to involve themselves in this potential illegal activity? City's throughout the State of California establishing this type of ordinance all require documentation i.e. "proof" of loss or reduction of income. DO NOT think this is an immigration issue.

The proposed "No Documents Required" Uncodified Urgency Ordinance will create a marketing campaign for both retailers and individuals. Many will consider this an opportunity to "quit" paying their rent without any repercussions. This hurried decision could further exacerbate an already fragile economy. In hindsight I believe reasonable minded people will view this as careless and obviously one sided. Taking of property, as contemplated by the proposed ordinance, is in direct conflict of the 14th Amendment providing for EQUAL PROTECTION UNDER THE LAW". Let's take our time and work in a collaborative manner to develop a solution for ALL.



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

FW: March 24, 2020 City Council Meeting, Item 15

1 message

Sun, Mar 22, 2020 at 3:23 PM

To: citycouncil@cityofsantacruz.com, citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Dear Honorable Mayor and City Council,

No owner wants to evict a good tenant that is not causing trouble but has fallen on rough times, especially when everyone is now falling on rough times. The crisis clearly calls on everyone to work together. A landlord versus tenant ordinance that makes rental property owners the exclusive source of rent-relief is exactly the wrong message. I think a better approach is a sixty (60) day stay on evictions for any cause, excepting causes that are criminal and threaten the life and safety of other surrounding residents. A stay on evictions will keep folks in place while both owners and renters try to get a handle on what is going on and what to do going forward. I also think each County should create a body of arbitrators available to owners and renters that are in disagreement about payment. There could be a sliding-scale fee schedule, by which the parties pay in accordance with their current income.

If you must stay the course, please consider the changes below.

Drop the inclusion of commercial properties.

The proposed rent and eviction moratorium interferes in commercial contracts between parties of potentially equal standing. Commercial real estate law is exceptional as compared to residential real estate law. Commercial law has its own widely held principles. One of these is that the parties in a commercial contract are considered to be of equal standing. The parties have outlined their mutual covenants and considerations and have come to mutually-agreeable terms. Unlike people seeking a place to live, commercial businesses do not feel captive. They can choose from a variety of alternatives. Commercial businesses will walk and/or seek legal remedies if they feel hard done by. Legal and financial equality is often a characteristic of commercial rental relationships. A city seeking to cut off the rent from only one side of the relationship, the property owner, is significantly unequal and unjust.

Make sure ambiguity is minimized and the terms and conditions for residential rent relief are clearly specified, equitable, and just.

The Ordinance must state it only applies to rent and eviction due to non-payment of rent. Clarify that the Ordinance is for a rent deferral and not a rent cancellation. Specify deadlines and timelines.

New law that is poorly worded and highly ambiguous will lead to expensive and time-consuming legal challenges. Make sure the Ordinance has a clear beginning and end date. Terms like "significant" need to be defined otherwise who knows whether the meaning is significant to the City, the rental property owner, the tenant, or all the parties?

Do not sweep under the carpet the fact that a large percentage of commercial businesses have far greater cash flow and resources than the rental property owner. Is there a way to allow for that as a consideration? For example, a millionaire can stop paying rent by simply showing that they had a "significant loss of income" due to COVID. To them, a significant loss is \$10,000. They can now take a rent holiday and pay no rent to a retired veteran that depends almost entirely on the rental income. I think the Ordinance should only apply where the verified monthly income of the tenant is now equal to or less than fifty percent (50%) of the monthly rent.

Businesses cannot survive when ambiguity is dominant. The City does not do its revenue collections without detailed payment schedules and terms. It is not fair to expect rental property owners to risk zero

rent for basically any drop in a renter's income and have only the vaguest of language regarding time lines for repayment, late fees, and interest.

There should be a time frame for the tenant to pay back the deferred rent and a provision for at least a late fee of \$50 per month, if not a fair interest rate, if repayment does not commence within ninety (90) days of the end of shelter-in-place orders. This is especially critical for commercial property. Commercial businesses have access to a large variety of resources that are not available to the property owner, for example, bridge loans, revolving credit, investor pools, alternative selling arrangements to increase income, such as online sales, etc.

Avoid language that implies tenants can cause damage and chaos without fear of eviction.

Many owners have experience with commercial and residential tenants that were or are engaging in criminal activity and/or posing a serious threat to the peace and well being of their neighbors, including psychological and physical violence. These parties are often difficult to evict. They often have no qualms about subtly and even overtly threatening others to remain silent. They have no qualms about taking advantage of a government and advocacy that assumes all landlords are criminal and all tenants are angels.

Beware language that divides and angers.

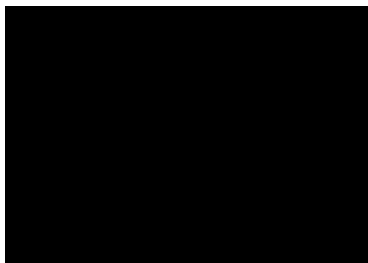
Many advocates for the end of something, such as rent, evictions, private property, landlords, etc., see this as an opportunity to create conflict and take advantage of government distraction and disequilibrium. So do advocates for complete commercial freedom from government. Avoid language that builds stable platforms from which these factions can set to work to advance their agenda at the expense of some other group. Any persons using shock doctrine to take advantage should be relieved of their ability to do so, and that especially means people in positions of power endowed with the public's trust and police or military powers.

In closing, the **government should be looking at all avenues of relief and assistance for all people** based on actual need and not on whether the person or business is a renter or a landlord. Consider that within your own City a large multi-national corporation might now have the opportunity to pay no rent to a mom and pop property owner for no other reason than a loss of some income.

Thank you for reading,

Mike

Michael Cox





Beatriz Flores <beatriz.flores@cityofwatsonville.org>

Eviction moratorium1 message

Anita [REDACTED] >

Sun, Mar 22, 2020 at 4:25 PM

Reply-To: Anita <[REDACTED]>

To: citycouncil@cityofwatsonville.org

I am a single woman 67 years old. I am a renter living on Tuttle Ave. I have no savings. No family. My only source of income is a small shop that has been closed due to Covid-19 shut downs. I will be homeless if the City Council does not enact a moratorium on evictions immediately.

Please do not be the cause of myself and so many others become helpless and homeless on your streets. Please pass a moratorium on evictions! We need some hope and stability!

Thank you,
Anita Gabrie|
[REDACTED]



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

Public Comment "Read Out Loud at Meeting"

1 message

j.sigismondi@me.com <[REDACTED]>

Sun, Mar 22, 2020 at 6:05 PM

To: citycouncil@cityofwatsonville.org

Cc: trina.coffman@cityofwatsonville.org, rebecca.garcia@cityofwatsonville.org, felipe.hernandez@cityofwatsonville.org, aurelio.gonzalez@cityofwatsonville.org, lowell.hurst@cityofwatsonville.org, francisco.estrada@cityofwatsonville.org, citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org

“Read Out Loud at Meeting”

Dear Council Members,

I have been reading ordinance 20-318, which aims to protect residential and commercial tenants from eviction stemming from financial hardships caused by Covid 19.

As an employee of Berman Enterprises & Statewide Properties, I am opposed to allowing **commercial renters** an opportunity to avoid rent payments for six months. It is possible that this situation could cause a domino-effect with dire results to **commercial landlords** who may be unable to keep their properties safe and in good repair. Furthermore, **employees** and property managers of **commercial landlords** could face lay-offs and termination, thereby compounding the problem and causing more hardship in this uncertain time.

Sincerely,

John Sigismondi

Watsonville California



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

City Council Meeting 3.23.201 message

Raeid Farhat <[REDACTED]>

Sun, Mar 22, 2020 at 6:59 PM

To: citycouncil@cityofwatsonville.org

Please Read aloud and include in the minutes please.

Good Afternoon, Mayor and Council Members

I want to begin by thanking our Police and Fire Department, our nurses, Dr.'s, as well as those in the medical field. Also, all our teachers that will need to adapt/and learn a new way of teaching our children. They are ALL Heroes!

I also want to thank City staff and All Council-members for working diligently for our community and for being a voice for our most vulnerable community members.

I agree that assistance is needed for our Commercial and residential tenants during these challenging times. I have spoken with many landlords in Watsonville, and have been hearing the same thing over and over. How can we help? Is the question that I keep hearing? We as landlords need to step up, and we will step up to help our tenants.

However, as written, the proposed ordinance only looks at the issue from one perspective (the tenants). It fails to take into consideration the landlords' perspective. If we can NOT collect our rent, we can NOT pay our mortgages, taxes, insurance; we won't be able to pay our employees to maintain our properties, which would mean our neighborhoods would deteriorate. Is that the image we want for Watsonville, when we have been working so hard to clean it up?

Below is the text from Santa Cruz County Tax Collector:

"We understand and share the public's anxiety and concern about the impacts of the 2020 COVID-19 pandemic. While we cannot change the April 10 deadline for the Second Installment of Property Taxes because State Code sets the deadline, we can waive penalties, costs, or other charges resulting from tax delinquency due to reasonable cause and circumstances related to this crisis".

Taxes will not be waived or deferred.

I am sure the city of Watsonville needs ALL residents to continue to pay utility bills. Is the city planning on allowing all tenants NOT to pay these?

Insurance premiums will not be waived or deferred.

Are we supposed to lay off our contractors, handymen, electricians, plumbers, landscapers, painters, office staff, and everyone who works with us to help us keep our buildings safe and clean?

When we need to obtain financing for our properties, the banks require us to prove our income. I am appalled that some would think everyone should be able to get relief without needing to show proof that they were affected by COV-19. How does that make sense? This idea would cause harm on multiple levels. Would those who are not affected stop going to work since they know if they don't go to work, they won't have to pay rent? Would this affect those industries that are "essential" and need their employees to show up to work? Would people stop working!

I URGE you to think long and hard before making a decision that can be catastrophic. Ask yourselves, are we all looking at this from every angle?

Instead of making a rash decision today, I encourage you to slow down and think this through. I understand the urgency, but I also feel this is important enough to be thought out from all aspects.

I believe an Adhoc committee consisting of landlords, tenants, City Staff, Council-members, non-profits is needed. That way, it brings all stakeholders to the table, so that we can work together to come up with the best solution for all.

Regards

Raeid Farhat
Watsonville Rental Company Inc.



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

Public Comment

1 message

Carol Kuzdenyi [REDACTED]

Mon, Mar 23, 2020 at 12:26 AM

To: citycouncil@cityofwatsonville.org

Read Out Loud at Meeting

Item 7.A.:

ADOPTION OF UNCODIFIED URGENCY ORDINANCE ENACTING A TEMPORARY MORATORIUM ON EVICTIONS DUE TO NONPAYMENT OF RESIDENTIAL AND COMMERCIAL RENT FOR TENANTS WHERE THE FAILURE TO PAY RENT RESULTS FROM INCOME LOSS RESULTING FROM THE NOVEL CORONAVIRUS (COVID-19)

Please adopt this ordinance. The way to make people — and their families — sick, and keep them sick, is to make them homeless.

Sincerely,
Carol Kuzdenyi
8 [REDACTED]



Beatriz Flores <beatriz.flores@cityofwatsonville.org>

executive order N-28-20

1 message

Mark Schwenne

Mon, Mar 23, 2020 at 7:58 AM

To: citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Dear Mayor and Watsonville City Council,

Please do NOT adopt any form of rent deferral.

I was born, raised and graduated from Watsonville high. My family has provided jobs for our community and more recently along with my grown children have purchased, renovated and now rent some homes in Watsonville.

N-28-20 or any form you may desire to pass, besides not being constitutional, will cause grave damage to our local Real Estate market and economy for years to come for the following reasons:

1. Property owners have loans, property taxes, insurance, ongoing repairs and maintenance, management fees, along with many additional monthly expenses.
2. Property owners have just recovered from the 2009-16 recession and this could be the straw that breaks the real estate market for years.
3. A loss of revenue will lead to many bankruptcies that will take over a decade to recover.
4. Many renters can not or will not save and pay back the property owners.
5. Many renters do not need immediate help, but only need to know we will work with them if things get worse.
6. Foreclosures will cost the city precious tax revenue in the near and far future.
7. Future home, apartment and commercial construction will suffer greatly as investors like myself will be reluctant to take on additional risk of a city changing the rules (unconstitutional and without out congressional votes or court orders) for real estate investment.
8. Passing any decisions to defer rent may cost the city of Watsonville millions in legal fees

Suggestions:

1. Publicly request and allow us to continue working with our renters on an individual basis (our renters appreciate we are already working with them) Don't make us adversaries.
2. Allow landlords to deduct, defer or eliminate their Real Estate local property and related taxes in proportion to rent not being paid.
3. Have the city, county or state reimburse us for lost rent where renters can not or will not pay later.
4. Let people go back to work after one more week. Let us quarantine the sick and those we have evidence and can proven to be sick. Encourage us who are not sure to self quarantine until proof of our health can be obtained.

Our family and many others like us are a part of the 80% of small businesses that support our cities, counties, state and country. We faithfully serve our family, our community, pay our taxes and follow the laws. We are honest citizens who provide high quality rental houses in Watsonville city and Santa Cruz county at under-market-rates. We have been in retail all our lives and more recently have invested in Real Estate, which we hoped would provide for our retirement and for future generations. Your decision and that of our local governments will cause many investors to make difficult decisions whether to hold onto or sell our investments, businesses and move any remaining money or ourselves to more business friendly states. My family loves our county and state (born and raised in Watsonville) and would love to stay, but we need your help.

Sincerely,

Mark Schwenne