

sham of a Public Hearing, then I would encourage the Council to vote “no” on this Ordinance and, if you feel it is really necessary in the future, let the public have input on it in an open forum.

ITEM B – Department Requested Action Items and Update Reports

B. Urgency Ordinance Adding a Temporary Moratorium on Evictions Due to COVID-19

I understand the reasoning behind this Urgency Ordinance and that the Governor has issued a similar moratorium. However, I feel it should remain at the State level where there may be some ability for landlords to recoup rents after this crisis has passed. There are two sides to this issue, not just the tenant who may be suffering a hardship but also the landlord who may also be suffering just as much. Just as the local City Council has no right to make a gift of public funds, you don't have a right to make a gift of my personal funds. You have no measures in this Ordinance that will guarantee Landlords will be made whole if tenants don't pay. I'm sure the City of Nevada City will not be helping the landlord as they may be forced to go to Small Claims court where they will be paid pennies on the dollar for lost rent. Not only that, you are allowing an additional six months for a tenant to pay. The owner of the property has a financial burden also during these times. They still must pay property taxes, insurance, repair bills and more.

This should be a matter between the property owner and the tenant. You are assuming that we aren't responsible enough to work out arrangements with our tenants and that is an insult. In trying to do my part to provide truly affordable housing, I have kept my rents way below the going rate in Nevada City. I have more expense than income on one house. I have no more ability to go without rent than someone must go without a paycheck. Rent is my paycheck and I can't file for unemployment. Your reasoning in passing this Urgency Ordinance is to keep people from losing their housing. You are being short-sighted. If the property owner is left holding the bag, rent prices will be increased or houses will go on the market and become 2nd homes, Air B&B's or even worse, torn down and replaced with big, new, unaffordable houses. If you were suddenly told you had to provide free housing in your spare bedroom for the next indefinite number of months, you wouldn't be happy. You are telling landlords the same thing. This is not an area that the City Council should be involved in. Please leave this at a State level and not pass this blank check Ordinance that has had no real financial impact review done on it.

Sincerely,

Cathy Wilcox-Barnes
222 Nihell St.
Nevada City, CA 95959

March 24, 2020

Nevada City City Council

RE: Nevada City City Council Meeting: Wednesday MARCH 25, 2020

Urgency Ordinance Enacting a Temporary Moratorium on Evictions of Residential and Commercial Tenants

If you wish alternatives and suggestions from rental property owners regarding this ordinance, I (and others) are willing to work with you to develop less onerous measures, with lower chance of unintended consequences. Reach out to me, to get the conversation started.

OPPOSE, for reasons including the following:

The argument that some governmental ordinance relief is needed for tenants who are struggling is understandable. But Grass Valley, Nevada City, and Nevada County have NO rent control ordinance. So the COVID-19 economic downturn will not be used as an excuse by rental property owners to evict tenants whose rental amounts are far below market. COVID-19 changes none of that.

Tenants and rental property owners can work out their own arrangements for dealing with financial hardship, without the burden of a hastily-conceived, burdensome ordinance interfering with that.

Rental property owner (such as myself) sees no advantage to evicting a tenant due to tenants TEMPORARY financial hardship. Besides the emotional toll that eviction extracts on all parties, it does not make financial sense to evict a tenant whose income will resume in a few weeks; the process is too expensive and time consuming.

Some rental property owners (such as myself), DEPEND on the income from tenant-paid rents to live on.

Some rental property owners (such as myself) are retired and CANNOT easily get a job to replace lost rental income, because we are too old to be attractive to employers (and yes, age discrimination is rampant among employers).

Rental property owner's expenses do not stop when a tenant stops paying rent. Property taxes, loan payments, insurance, utility bills, and yes, Grass Valley Sewer and water bills (some of the highest in the entire state!) keep coming in. There is NO relief proposed in the ordinance for owners facing those expenses! Yet, a tenant's housing costs stop (or pause), when they stop paying rent.

Tenants who can no longer pay rent could COMBINE households with other tenants for reasons of \$ economy. This would preserve their credit rating, while not burdening rental property owners with loss of income. The ordinance as proposed removes the incentive for tenants to take the remedial actions of their choosing, and places a burden on other private citizens, the rental property owners.

Tenant evictions for non-payment will continue to be rare, but should a tenant abandon a property, the proposed ordinance muddies the legal aspects to replacing that departed tenant with another.

Some Tenants will abuse the loophole created by the ordinance, to remain in-place, while not paying rent. The ordinance will TRIPLE the duration a non-paying tenant can defraud the owner of rent. It takes a minimum of 90 days to evict a tenant in CA, so if that process does not begin for 6 months, the total duration of non-payment can be 9+ months !!!

The argument that a moratorium on tenant evictions will "avoid creating more homeless people" is a false premise. There is no cause and effect. The few evictions that could happen for non-payment of

rent, will be replaced with other, local tenants who CAN pay rent, so the net effect on homeless population will be unchanged. Nearly all tenants have vehicles. Displaced tenants may choose to leave Nevada County to reside in another portion of CA, or the USA (there are many lower-cost places to live in the USA, than CA).

Evicted renters in Nevada City will not be replaced by tenants who moved from out-of-town during the COVIDS-19 panic. Grass Valley, Nevada City, and Nevada County in general are not just three freeway exits from those who work along the I-80 corridor. No renter is going to move to Nevada City to save a few \$ on rent, compared to that available along I-80, because the daily commute cost is too high. No rental property owner is going to pick this time to convert their long term rental into a short term airbnb type rental, because there will be few customers this year for that type of rental (no weddings, concerts, events, conferences, etc)

It is only too apparent that Grass Valley, Nevada City, and Nevada County in general has been invaded by homeless people since 2010. Some homeless are displaced local residents, but many have migrated here because living in the woods is cheap and easy. Having homeless people living in the woods is also dangerous for EVERYONE, due to the risks of wildfire. (I know this because my home has been nearly burned down TWICE by homeless-caused wildfires). Placing the burden of housing non-paying tenants on the small quantity of rental property owners is unfair. There is much more that Grass Valley, Nevada City, and Nevada County could do to deal with the homeless population. There is NOTHING in the proposed ordinance that speaks to that. No provisions to allow free camping in Condon Park, Memorial Park, Pioneer Park, Nevada County fairgrounds, Western Gateway Park. Only passing the buck to rental property owners, WITHOUT proper due process, input to the agenda items, etc.

The best course of action on the proposed ordinance is to not pass it.

Another course of action (that chosen by some other large cities in CA), is to limit its duration to one month, with the possibility of extensions (up to six months, sum total of all extensions). By allowing more time before enacting any ordinance, the input of affected rental property owners can be more fully considered.

If you wish alternatives and suggestions from rental property owners regarding this ordinance, I (and others) are willing to work with you to develop less onerous measures, with lower chance of unintended consequences. Reach out to me, to get the conversation started.

Respectfully,

Nicholas George
P O Box 1784
Cedar Ridge CA 95924-1784

4improvement@gmail.com
Property owner and taxpayer: APN: 029-270-030-000

Catrina Olson

From: Tristan Newbon <tristannewbon@gmail.com>
Sent: Tuesday, March 24, 2020 10:22 AM
To: Catrina Olson
Subject: NC RENT MORATORIUM

CAUTION: This email originated from outside of County of Nevada email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Nevada City Council -

Michelle and I are writing this email to you as NC home owners as well as NC rental property owners.

In Monday's Union (3-23-20) we read the article regarding Nevada City's decision and specifications relating to the moratorium on eviction enforcement and rent payment. We strongly disagree with the direction you're taking regarding the Governor's directive.

Basically it places all of the burden on us land owners - we not only have to absorb the lack of income - with no proof of hardship needed from our tenants, but then also we are being held responsible to collect the past due rent after the fact - which is basically an impossible task. All of this, while we (property owners) still have to incur mortgage payments, property taxes, insurance, utilities, maintenance and such... pretty one sided!

We understand the need to keep folks in their homes, but the way this is being written is not cool, especially in a small community like Nevada City - where it could easily (and more effectively) be left up to a matter between property owners and tenants - working out various solutions, as each situation calls for.

If Government really feels the need to step in and take control, then follow through completely - you take on the responsibility of fulfilling the rent payments - to us landowners (during this directive) - as well as any collections needed to be re paid. This would be a much more balanced approach.

We hope you all consider this matter closely and see it from the perspective of property owners who have a huge investment in the well being of this community.

Thank you,

Tristan and Michelle

Catrina Olson

From: Frank Fowler <frankefowler@yahoo.com>
Sent: Wednesday, March 25, 2020 2:24 PM
To: duanestrawser@gmail.com; erin4nevadacity@gmail.com; davidsparkyparker569@gmail.com; czechgirl63@gmail.com; reinettesenum@gmail.com; Amy Wolfson
Cc: Catrina Olson
Subject: Fw: Rent relief and Eviction relief ordinance for Nevada City to be discussed on Wednesday March 25, 2020

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Dear Council members. . A few more thoughts related to the following... Jobs for the unemployed..

We have dozens if not hundreds of idle school busses, unused until this Covid-19 crisis is over. There are hundreds if not thousands of jobs in places within easy driving distance for able bodies to stock shelves, make deliveries, answer phones burn brush piles before fire season strikes us again, sanitizing surfaces... and much more... to keep the remaining infrastructure operating. If people need jobs... take the people to the jobs. That's the way it's always been in times of economic upheaval. Imagination. Leadership.

Respectfully.... Frank Fowler

----- Forwarded Message -----

From: Frank Fowler <frankefowler@yahoo.com>
To: Frank Fowler <frankefowler@yahoo.com>
Sent: Wednesday, March 25, 2020, 02:05:26 PM PDT
Subject: Fw: Rent relief and Eviction relief ordinance for Nevada City to be discussed on Wednesday March 25, 2020

----- Forwarded Message -----

From: Frank Fowler <frankefowler@yahoo.com>
To: duanestrawser@gmail.com <duanestrawser@gmail.com>; erin4nevadacity@gmail.com <erin4nevadacity@gmail.com>; davidsparkyparker569@gmail.com <davidsparkyparker569@gmail.com>; czechgirl63@gmail.com <czechgirl63@gmail.com>; reinettesenum@gmail.com <reinettesenum@gmail.com>; Amy Wolfson <amy.wolfson@nevadacityca.gov>
Cc: catrina.olson@nevadacityca.gov <catrina.olson@nevadacityca.gov>
Sent: Wednesday, March 25, 2020, 12:04:48 PM PDT
Subject: Rent relief and Eviction relief ordinance for Nevada City to be discussed on Wednesday March 25, 2020

Dear City Council members. I have grave concerns about the nature of the ordinance about to be enacted.

What consideration is being extended to the property owners? Many landlords in this town are in the Mom and Pop category, with big loans and mortgages that must be paid every month. It's a wonderful gesture to grant rent relief to needy people, but **it becomes a case of unfairly passing the buck if the following is not done.**

a. Press the county to suspend property tax payments until this crisis passes. **Have you met with county officials?**

b. Order lenders to suspend mortgage payments until this crisis passes. **Have you met or talked to any lenders, local or otherwise?**

c. **Strengthen the proof that renters must provide to justify non-payment of rent.** We all hope that everyone operates ethically, but it's easy to claim hardship when you have official permission to do so. It's easy to claim diminished income when you have official permission to do so. People who might decide not to pay need to provide signed letters from employers, signed documentation from a doctor or some other proof before they can simply refuse to pay rent. It's easy to state that it's only a loan... and that rent must eventually be paid. Have you even considered where that money would come from?

d. Make the suspension of city water and sewer bills just as long as the rent suspension. What does the city plan to do after 60days?

e. Consider the strong possibility of financial ruin placed upon the shoulders of small landlords when faced with the loss of revenue... and the insult added to injury when a long eviction process is added to the lost revenue. Be realistic! A few unethical renters could consider this a wonderful gift at the expense of others. These combined burdens could easily interrupt income for a full year.

This is very personal for me. My son, Brendan Fowler is a small contractor and a resident of Nevada City. He has committed his family's future and financial security to a small inventory of city rental properties. He follows all the rules, and has done a great job turning near derelict buildings into quality rental units. All are mortgaged. His payments to the bank do not get delayed. Are city officials making any effort of provide relief for him or his family?

My understanding is that Nevada City has a stated objective to provide more economical housing for the many workers in the service and tech industry. Consider the terror this sort of ordinance strikes in the heart of any local property owner who might want to provide reasonably priced housing.

Also consider some of the after effects of the housing loan crisis of the mid 2000s. Thousands of properties were foreclosed (mainly due to poor lending practices). Wealthy investors and private equity firms swooped in and bought them for pennies on the dollar.. and then sold them for immense profits. Is that what hard working property owners in Nevada City can look forward to? Losing their life's work with no recourse, so others will eventually profit? It's a real possibility. This is not Los Angeles or San Francisco. The Newsom "one size fits all" solution" might not work for Nevada City.

This is a PUBLIC health crisis, the government, aka the PUBLIC, must accept some of the burden... and that includes government at the County level. A special assessment? Reduced staff? Reduced salaries? Imaginative ways to put unemployed people to work?

Thanks for your attention to this... and thanks for your service.

Regards, Frank Fowler 528 E. Broad Street, NC