Sheila Cobian

Subject: FW: April 7 City Council Meeting - Temporary Eviction Moratorium

From: Council Internet Email
Sent: Thursday, April 2, 2020 8:50 AM
To: City Clerk <clerk@carlsbadca.gov>
Subject: FW: April 7 City Council Meeting - Temporary Eviction Moratorium

From: Audrey Jude Anguitay <audrey.jude@yahoo.com>
Sent: Thursday, April 2, 2020 2:31 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: April 7 City Council Meeting - Temporary Eviction Moratorium

Greetings,

I'll start off by saying that Gov. Newsom's latest Exec. Order, N-37-20, is a sad attempt to protect residential owners who have been affected by COVID-19 during these hard times. And under his previous and even lazier Exec. Order, N-28-20, local governments such as San Marcos, Oceanside, Del Mar and San Diego have failed to pass better protective ordinances for renters—commercial or residential alike—with some cities choosing not to pass any similar ordinances.

Other local governments, such as yourselves, are slower to adopt such ordinances but one city, Encinitas, has done it right.


On April 1, the city of Encinitas approved their temporary eviction moratorium ordinance. They seek to protect residential AND commercial tenants who were affected by COVID-19 by barring landlords from charging late fees and by giving tenants 6 months from the date of the ordinance or from the date of withdrawal of Exec. Order N-28-20 to pay back rent.

The city of Carlsbad is late in the game but you now have a chance to protect the renters of this city. Carlsbad can do better.

Thank you,
Audrey Anguitay

CAUTION: Do not open attachments or click on links unless you recognize the sender and know the content is safe.
From: Socorro Anderson <kora@twc.com>
Sent: Monday, April 6, 2020 11:23 AM
To: City Clerk <Clerk@carlsbadca.gov>
Subject: FW: RE: City Manager's Update 04-03-20

I am forwarding my letter to City Managers response and on Council agenda #13
I ask you read my letter @ council meeting
Sincerely Socorro

From: Socorro Anderson <kora@twc.com>
Sent: Monday, April 6, 2020 9:01 AM
To: Communications <Communications@CarlsbadCA.gov>
Cc: Matthew Hall <Matt.Hall@carlsbadca.gov>
Subject: RE: City Manager's Update 04-03-20

ITEM ON AGENDA #13

Dear Mayor Hall & Council Members

Carlsbad is know as a tourist city with "many" fine restaurants, hotels and tourist attractions, yet when surrounding cities are adopting a moratorium on residential evictions due to Corvid-19 job loss this city has not? According to City Managers Daily Update it is relying on citizens accessing "City" website too print a sample letter to "landlords"

The poor are more effectually effected by Corvid-19, those who work in our restaurants & hotels, most who earned minimum wages. Many do not access or own a computer to go on line a print out a copy of a "Sample Letter" for there landlord, or know how to?

The Governors order gave local jurisdictions the authority to put a monitorial on residential evictions. The temporary suspensions for commercial tenants of evictions should be extended to our citizens who worked at those establishments, the poor living in and around the City of Carlsbad.

Please, I ask that we follow the example of some of our surrounding cities and offer some protection to all citizens of Carlsbad. This by enacting a "Monitorial" for residential renters in Carlsbad.

Sincerely,
Socorro Anderson
FRMH, CommunityDirector
Madison St., Carlsbad
Honorable Mayor Hall and Members of the City Council,

I am a commercial property owner with interests in buildings in several counties in California, including a retail property we developed in Carlsbad almost 20 years ago (La Costa Plaza, NEC El Camino Real and La Costa Avenue). In the retail segment of the market, there is no imbalance of bargaining position in favor of a landlord due to online shopping. Retail tenants who operate out of physical locations now have plenty of clout. It is very expensive to replace a retail tenant (i.e. lack of rent while the space is vacant, leasing commissions, tenant improvement allowances for the new tenant and free rent for the new tenant to get its business up and going). It will be the rare retail landlord who wants to evict a tenant who was otherwise performing before we ever heard of COVID-19.

So, to be blunt about it, retail landlords do not see a need for electeds to take sides in a business matter between a landlord and a tenant, crafting a remedy imposed upon landlords. The Ordinance under consideration by the Council assumes there will be a problem with evictions with no evidence that there is actually a problem. Landlords have to deal with their lenders on the other side of the equation and a one size fits all mandate from people who are not privy to a landlord’s relationship with its tenants, lenders and vendors can cause more harm than good. These business relationships develop over time and therefore it is best left to the parties to resolve their own issues. If there are more than isolated eviction “abuses” that arise in the future, the Council can always revisit the issue later when it is clear there is a problem to address.

Other jurisdictions are considering as an alternative a letter to commercial property owners strongly recommending they work with their tenants. Thank you for the opportunity to comment.

Best regards,

Grant Tucker Properties, LLC

By: Larry Tucker

CAUTION: Do not open attachments or click on links unless you recognize the sender and know the content is safe.
From: Wendy Moore <wendy@pacificmotiondance.com>
Sent: Monday, April 6, 2020 11:41 AM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: Please save my small business!

Dear Councilmembers,

I am the owner of a small business in Carlsbad; a dance studio. I am a mom of two with a third child on the way. My studio supports my family.

My studio is located in the Greyhawk Industrial park at the NE corner of Melrose and Palomar Airport Rd.

My landlord has indicated they will not grant me forbearance or any other means of skipping my monthly rent. Further, I cannot find any recorded note against the property, and as best I can tell they do not have debt.

The utility of a dollar to me is much greater than to them.

The impact of their decision to continue to demand payment will put me out of business, plain and simple.

I implore you to follow the lead of neighboring cities and pass legislation to include two items:

1. impose a moratorium on eviction.
2. include language which prohibits late fees or payment in full after the moratorium is lifted.

The burden of this economic crisis should be borne by those who can weather it best and not put on the backs of small businesses.

Please help me keep the business into which I have poured my heart and soul in order to support my family.

Wendy Moore
Owner/Director
Pacific Motion Dance Center
3146 Tiger Run Court #113
Carlsbad, CA 92010
(760) 585-8325 cell

CAUTION: Do not open attachments or click on links unless you recognize the sender and know the content is safe.