

Assembly Bill 828 – Stop Evictions & Foreclosures for those Affected by COVID-19

Sample Letter to Legislators

From: Jim Carbone

Date: April 8, 2020

To: Assemblymember Ting (assemblymember.ting@asm.ca.gov);
Assemblymember Limon (assemblymember.limon@asm.ca.gov);
Assemblymember Rendon (assemblymember.rendon@asm.ca.gov)

Subject: Proposed Amendment to AB 828

This pandemic has created a terrible crisis and our hearts goes out to all of those affected. However it is unjust and unfair to single out property owners to fund the financial burden this has created for all of us. Our fundamental concern with this proposal being considered is, **"why are landlords being singled out in the proposed AB 828 amendment to bear the responsibility for those impacted financially by this pandemic?"** This is where government needs to step in to provide direct assistance so the burden is shared by everyone.

My wife and I are retired and derive the majority of the income we need to survive from a small number residential rental units that we own. We cannot apply for unemployment insurance or any other financial assistance available to many. This is true for many elderly landlords who derive a modest income from rental units we worked and saved for our entire working life.

The proposed amendment to AB 828 would put undue hardship on us by being singled out as land owners, **while no other business is being forced by the government to reduce prices by 25% for 1 year!!** As proposed, almost anyone in the state would qualify under the criteria of increased cost or decreased household earnings. We need this income to provide the basic necessities for us to live on. **It would be impossible for us to recover from this hit at our age.**

We are not looking to evict tenants. The reality of this situation is that even if we did, it would be very difficult, if not impossible to find new tenants in this current situation. However, landlords do not have limitless funds and in fact many are no different than other small businesses in that landlords also rely on continuous income to survive.

I would also like to point out that deferring property tax or mortgage payments may provide temporary relief for some, but does not help people in our situation. As these bills will still come due and payable at some point and we need the rental income to pay these bills and have enough left over to live on.

In closing, this proposed amendment is unfair, would seriously impact many hard working elderly individuals who rely on this income to live. I respectfully request you consider the impact to people like my wife and I as you take up this issue. People need help now, but the answer should not single out and hurt one demographic in the process. **We urge you not to pass this proposed amendment.**

James and Michele Carbone