

August 5, 2020

The Honorable Dianne Feinstein
United States Senate
331 Hart Senate Office Building
Washington, D.C. 20510

The Honorable Alan Lowenthal
United States House of Representatives
108 Cannon House Office Building
Washington, DC 20510

The Honorable Kamala Harris
United States Senate
112 Hart Senate Office Building
Washington, D.C. 20510

The Honorable Nanette Diaz Barragán
United States House of Representatives
1030 Longworth House Office Building
Washington, DC 20515

RE: Support for Mortgage Forbearance due to COVID-19

Dear Senator Feinstein, Senator Harris, Representative Lowenthal and Representative Barragán:

On behalf of Long Beach City Council, I write to request your support for legislation that offers mortgage forbearance for residential and commercial property owners during the COVID-19 pandemic. The Long Beach City Council unanimously passed a motion on July 14, 2020, urging our State and Federal delegation to pass legislation that provides mortgage forgiveness through the emergency.

On March 17, 2020, the City Council adopted a COVID-19 economic relief package, which included an evictions moratorium and a prohibition on fees for late rent payments for residential and commercial properties. The local ordinance has been extended to prohibit evictions for tenants who are unable to pay rent between March 4 and September 30, due to the COVID-19 emergency. Once the moratorium is lifted, renters will have twelve months to repay deferred rent. These local actions, while necessary to protect tenants facing financial hardship during this extraordinary time, must be offset by efforts at the State and Federal levels to reduce the short-term burden on property owners who rely on rent payments as a primary source of income.

The City has 10,700 licensed property owners who derive their income from property rentals. The City supports legislation that stabilizes California's housing market by enacting tenant protections and basic standards for fairness and transparency in the mortgage process. Relief for tenants and property owners is essential to ensure swift economic recovery from the COVID-19 emergency.

For these reasons, we ask for your leadership in passing legislation to provide mortgage forbearance for property owners impacted by COVID-19.

Sincerely,



A handwritten signature in blue ink, appearing to read 'T.B. Modica', with a stylized flourish at the end.

THOMAS B. MODICA
City Manager