



MAYOR ROBERT GARCIA CITY OF LONG BEACH

April 29, 2020

The Honorable Philip Ting
California State Assembly
State Capitol, Room 6026
Sacramento, CA 95814

The Honorable Mike Gipson
California State Assembly
State Capitol, Room 3137
Sacramento, CA 95814

The Honorable Ash Kalra
California State Assembly
State Capitol, Room 2196
Sacramento, CA 95814

RE: Support for AB 828 (Ting): Temporary Moratorium on Foreclosures and Unlawful Detainer Actions: Coronavirus

Dear Assemblymembers Ting, Gipson, and Kalra:

On behalf of the City of Long Beach (City), I write to support Assembly Bill 828 (Ting). This bill proposes a statewide moratorium on foreclosures and evictions during California's COVID-19 emergency declaration and for 15 days after the emergency declaration is lifted. AB 828 aligns with the City's efforts to provide economic relief to Long Beach households following State and local emergency declarations on March 4, 2020.

On March 17, 2020, the Long Beach City Council voted unanimously in support of a COVID-19 economic relief package, which included a moratorium on residential and commercial evictions. Tenants who are unable to pay rent between March 4 and May 31, due to the impacts of COVID-19, will have until November 30 to pay all deferred rent, without fear of being evicted. By establishing an eviction moratorium for residential tenants statewide, AB 828 compliments the City's efforts to provide temporary relief for tenants impacted by COVID-19. The bill, however, allows for limited rent forgiveness under certain circumstances, whereas the City ordinance does not. It would be beneficial if the bill provided additional clarity regarding how the statewide proposal applies to cities like Long Beach, with existing municipal ordinances prohibiting evictions during the emergency.

Another priority in the City's economic relief package is to identify mortgage relief for Long Beach residents. Income losses resulting from COVID-19 impact not only tenants, but also property owners and housing providers. Governor Newsom struck a deal with private mortgage lenders to provide 90 days of mortgage relief for people unable to pay due to COVID-19, but there is no statewide framework for repayment of past-due mortgage. AB 828 outlines specific protections prohibiting any actions to foreclose on a residential property during the COVID-19 emergency. The City supports State actions to prevent families from facing foreclosure resulting from the public health crisis.

As part of the City's obligation to preserve the health, safety, and welfare of residents and the community, the City supports legislation that helps to stabilize California's housing market by enacting basic standards for fairness and transparency in the mortgage process, foreclosure proceedings, and tenant protections. Economic relief provisions are imperative to foster stability, particularly during times of uncertainty, and AB 828 will help prevent residential tenants from being evicted during the COVID-19 state of emergency.

Given these reasons, the City of Long Beach supports AB 828 (Ting).

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Garcia".

Mayor Robert Garcia
City of Long Beach

cc: The Honorable Speaker Anthony Rendon, State Assembly
The Honorable Lena Gonzalez, State Senate, 33rd District
The Honorable Tom Umberg, State Senate, 34th District
The Honorable Steven Bradford, State Senate, 35th District
The Honorable Patrick O'Donnell, State Assembly, 70th District