

August 5, 2020

The Honorable Mike Gipson
California State Assembly
State Capitol, Room 3173
Sacramento, CA 95814

The Honorable Thomas Umberg
California State Senate
State Capitol, Room 3076
Sacramento, CA 95814

The Honorable Patrick O'Donnell
California State Assembly
State Capitol, Room 4001
Sacramento, CA 95814

The Honorable Steven Bradford
California State Senate
State Capitol, Room 2059
Sacramento, CA 95814

The Honorable Anthony Rendon
California State Assembly
State Capitol, Room 219
Sacramento, CA 95814

The Honorable Lena Gonzalez
California State Senate
State Capitol, Room 2068
Sacramento, CA 95814

RE: Support for Mortgage Forbearance due to COVID-19

Dear Assemblymember Gipson, Assemblymember O'Donnell, Speaker Rendon, Senator Umberg, Senator Bradford, and Senator Gonzalez:

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', is positioned above the typed name.

THOMAS B. MODICA
City Manager