



MAYOR ROBERT GARCIA
CITY OF LONG BEACH

July 2, 2020

The Honorable Anna M. Caballero
California State Senate
State Capitol, Room 5052
Sacramento, CA 95814

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

RE: Support for SB 1410 (Caballero and Bradford): COVID-19 Emergency: Tenancies

Dear Senators Caballero and Bradford:

On behalf of the City of Long Beach (City), I write to support Senate Bill 1410 (Caballero and Bradford). SB 1410 aligns with the City's efforts to provide economic relief to Long Beach households and property owners following the State and local emergency declarations due to COVID-19.

SB 1410 is the only State legislative proposal that offers relief for both residential tenants and landlords during the COVID-19 pandemic. It authorizes a tenant-owner rent stabilization agreement, whereby tenants defer unpaid rent and are protected from eviction. Between the years 2024 and 2034, tenants would repay deferred rent to the State and property owners would receive a State tax credit equal to the unpaid rent during the emergency.

On March 17, 2020, our City Council voted unanimously in support of a COVID-19 economic relief package, which included an evictions moratorium and a prohibition on fees for late rent payments. The local ordinance was extended to prohibit eviction for tenants who are unable to pay rent between March 4 and July 31, due to the impacts of COVID-19. Renters will have until July 2021 to repay deferred rent. The tenant-owner stabilization program outlined in SB 1410 can help further reduce the short-term financial burden on tenants, while ensuring property owners do not go into default.

With 10,700 small business property owners in the City who derive their income from property rentals, the City supports legislation that helps to stabilize California's housing market by enacting tenant protections and basic standards for fairness and transparency in the mortgage process. Emergency economic relief provisions are imperative to foster stability during times of uncertainty, and SB 1410 will assist both tenants and property owners during COVID-19.

Given these reasons, the City of Long Beach supports SB 1410.

Sincerely,

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 Mike Gipson, State Assembly, 64th District
The Honorable Patrick O'Donnell, State Assembly, 70th District