

PUBLIC COMMENT

(Consent Agenda Items, Closed Session, and/or
general public comments)

From: [Janet Davis](#)
To: [CMO BoardFeedback](#)
Subject: BOS Meeting Item 24 OBJECTION
Date: Friday, July 17, 2020 6:25:54 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

This is a ridiculous waste of taxpayers' money. PCRC has no competence to do what is projected and to throw away nearly a million dollars on this outfit is, in my opinion, catering to a scam. I used to be a mediator for this outfit until I realized what a scam it was and how totally unqualified most of the so-called mediators were.

From: [Benj Azose](#)
To: [CMO BoardFeedback](#)
Subject: Public Comment
Date: Monday, July 20, 2020 4:44:56 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

My comment does not concern a meeting agenda item.

Thank you,
Benj Azose, San Carlos resident

I believe that the County should consider making all phone calls from San Mateo County jails free for incarcerated people.

Reasonably priced is not good enough. Even when costs are near free, the companies still profit from excessive fees to add and remove money from accounts, as well as commissary contracts often going hand in hand with phone contracts. According to "[Who Pays? The True Cost of Incarceration on Families](#)", added fees made up more than a third of the annual \$1 billion that families pay to call family members in prison.

In San Mateo County, it costs \$3 to add money to your account via an automated system or \$6 if you talk to a customer service agent. These costs are not consistent with free market systems, which usually include options to add money for free.

This is also clear because representatives from Global Tel*Link [came to the San Mateo County supervisors meeting in 2018](#) to lodge an informal protest to the agreement with ICSolutions. Why would they be aggressively bidding on these services unless there was another area of profit for them?

San Mateo County should follow the lead of San Francisco and Santa Clara counties in making telephone calls free for incarcerated people. Thank you.

July 20, 2020

President Norman Yee
San Francisco Board of Supervisors
1 Dr. Carlton B Goodlett Pl #244,
San Francisco, CA 94102

RE: Caltrain 1/8-cent sales tax ballot measure urgency ordinance

Dear President Yee,

On behalf of the City of Palo Alto, I am writing to express my strong support for the Peninsula Corridor Joint Powers Board's (Caltrain's) efforts in enacting a one-eighth cent sales tax in the counties of San Francisco, San Mateo, and Santa Clara for the purpose of operating, maintaining and improving Caltrain commuter rail service.

The City of Palo Alto understands that in the absence of significant ridership gains, Caltrain is likely to run out of operating funds before the end of the year. Given the urgent need to identify new funding, **the San Francisco Board of Supervisors must support an urgency ordinance for a 1/8-cent sales tax on the November 2020 ballot.**

Caltrain provides a vital link in the region's transit network, which provides critical alternatives to single-occupancy vehicle travel. Thousands of essential workers and transit-dependent riders continue to use the service. Former riders have indicated that they are prepared to return to the system when allowed to do so, and as the regional economy continues to struggle, we will likely see a growing number of transit-dependent riders throughout the Bay Area. Allowing Caltrain to fail will leave all of these riders without a transit option. We owe it to the communities we serve to do everything we can to prevent that from happening.

We were excited to learn that Caltrain's recent poll revealed that support for new revenue to maintain and improve Caltrain has increased compared to where it was a year ago. Voters clearly understand how important Caltrain is to regional economic recovery, managing traffic congestion, and enhancing mobility. We cannot let this opportunity to secure Caltrain's future go by. This is an opportunity to save Caltrain, and at the same time create revenue to improve it, tripling ridership and making the system more affordable and accessible for everyone.

Improving Caltrain was always dependent on dedicated funding, but now the system's survival depends on it. Before the pandemic, Caltrain's member agencies signaled that they could not afford to increase their contributions, and now their financial situation is even more precarious. Opportunities to create new funding for transit operations are incredibly limited. With so much at stake, we cannot let this one pass us by.

Sincerely,



Adrian Fine
Mayor
City of Palo Alto

Cc:

Peninsula Corridor Joint Powers Board
San Francisco Mayor London Breed
San Jose Mayor Sam Liccardo
San Mateo County Board of Supervisors
Santa Clara County Board of Supervisors
San Francisco Municipal Transportation Agency Board of Directors
San Mateo County Transit District Board of Directors
Santa Clara Valley Transportation Agency Board of Directors



From: [Ron Snow](#)
To: [Don Horsley](#); [Michael Callagy](#); safety@univpark.org; [CMO BoardFeedback](#); [Jim Porter](#)
Cc: [Ron Snow](#)
Subject: Please support needed safety for a safer Palo Alto Way crosswalk
Date: Monday, July 20, 2020 9:43:17 AM

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ITEM NO. 3

RECEIVED
IN THE OFFICE OF

JUN 18 2020

CLERK OF THE
BOARD OF SUPERVISORS

June 13, 2020

To Clerk of the Board,

I am writing to express my OPPOSITION to proposition 218 Notice of Proposed Increase in the Sewer Service Rate -Crystal Springs County Sanitation District for fiscal year 2020-21. I am retired and on a fixed income and any increases will result in further hardship for my wife and myself.

Respectfully,



Sami Jadallah/Carla Jadallah

APN 041135010

[REDACTED]
San Mateo, CA 94402

To: Clerk of Board of Supervisors

6/24/20

I protest the proposed increase in the sewer service rates for emerald Lake Heights Sewer Maintenance District.

The percent increases are high, year over year for the 3 years. The notice is tone deaf to the state of the economy and the impact of Covid-19 are residents and makes no consideration for seniors who will not get those kinds of increases in their social security payments.

Kathryn Heatley



emerald Hills, Ca. 94062

Two parcels:
APN 057131090
APN 057131080

RECEIVED
IN THE OFFICE OF
JUN 29 2020
CLERK OF THE
BOARD OF SUPERVISORS

Anny & Christoph PFISTER

Emerald Hills, CA 94062

APN 068152070
APN 068082010

WRITTEN PROTEST

RECEIVED
IN THE OFFICE OF

JUL 01 2020

CLERK OF THE
BOARD OF SUPERVISORS

Emerald Hills, June 26, 2020
Sewer service in EMERALD Lake
Heights Sewer Maintenance District

CLERK OF THE BOARD
400 County Center,
REDWOOD CITY - CALIFORNIA

Good morning,

Last week, we received a notice regarding a proposed increase in the sewer service rates - Emerald Lake Heights Sewer Maintenance District. We didn't know that the sewer expenses were included in our property taxes.

We bought ONE home in June 2014, built on 2 parcels of land:
parcels 068 152 070 - 068 082 010.

One of these, **the Parcel 068 152070 - is VACANT!**

[This information on the number of the vacant parcel was confirmed by phone call with your services]

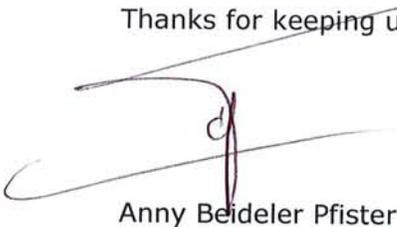
We've since paid property taxes for these 2 parcels.

Your note suggested that, since 2014, we paid a **sewer service for 2 houses** instead of just paying for our home.

We would like you to formally protest this matter.

In addition, we need you to reconsider the way our property taxes were calculated AND to pay us back the amount incorrectly received [1490 \$ x 7 years = \$ 10 430] according to our calculation.

Thanks for keeping us updated, with our best regards,



Anny Beideler Pfister



Christoph Pfister

June 26, 2020

Clerk to the Board

400 County Center

Redwood City, CA 94063

RECEIVED
IN THE OFFICE OF

JUL 08 2020

CLERK OF THE
BOARD OF SUPERVISORS

Subject: **Protest in regards to the sewer increase**

I live at [REDACTED] Parcel #060-081-160.

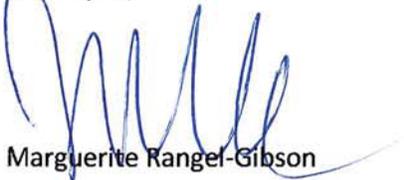
The proposed sewer increased is a lot and it would be hardship of us to pay. We are already paying a lot of money for taxes and insurance. Everything seems to always be going up.

I don't feel that the reasons you are stating for raising our water rates are justified. We are paying 3 times as much since we moved in. Why can't you use that money for the repairs you are going to make.

The improvements will be done one time. Why do you keep asking for more money and have our water rates, keep going up.

Please don't increase our sewer rates. We are paying too much already. There has to be another way. Ask the governor to give you more money.

Thank you,



Marguerite Rangel-Gibson

[REDACTED]
Redwood City, CA 94063

RECEIVED
IN THE OFFICE OF

JUL 08 2020

CLERK OF THE
BOARD OF SUPERVISORS

June 26, 2020

Clerk to the Board

400 County Center

Redwood City, CA 94063

Subject: **Protest in regards to the sewer increase**

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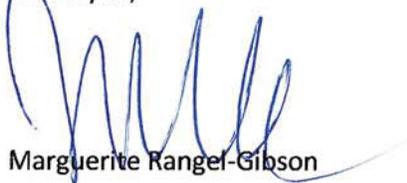
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Please don't increase our sewer rates. We are paying too much already. There has to be another way. Ask the governor to give you more money.

Thank you,



Marguerite Rangel-Gibson

[REDACTED]

Redwood City, CA 94063

From: [Marcelene Luna](#)
To: [CMO BoardFeedback](#)
Subject: 7.21.2020 Board of Supervisors Meeting
Date: Monday, July 20, 2020 2:59:22 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

County of San Mateo Board Of Supervisors,

I'm a resident of San Mateo County and writing to comment on Item #3 of the agenda. I'm asking that you don't raise the Sewer Service Rates to North Fair Oaks for FY 2020-21 through FY 2022-23. This is already an underserved community and this increase will be detrimental to people living there. I found it alarming the injustices still plaguing the community I grew up in. It's so clear how the rich keep getting protected since Burlingame and Hillsborough are not in the list. The Edgewood zone only is being proposed an increase of 3.1% while all the other communities are anywhere between 6.2% to 13.7% increase. Our elected officials (you) need to stop imposing fees to our less fortunate citizens. I hope you don't approve this and thank you for your time,

Marcelene Luna

Sent from my iPhone

ITEM NO. 9

Date: July, 19, 2020

To: San Mateo County Board of Supervisors Warren Slocum, David Canepa, Dave Pine, Carole Groom, Don Horsley

From: Ann R, Moss Beach

Subject: Please DO NOT Approve LCP Amendment to Rezone corner of Carlos and Sierra Street in Moss Beach from PUD-124/CD to PUD140/CD. Maintain Mixed Income Housing as currently in Place

Dear Supervisors,

Please reject the current application for Amendment to the LCP for the proposed Cypress Point Project in Moss Beach on the grounds of preserving equality that the current mixed income designation provides. To make this development 100% affordable creates segregation and will not promote any upward mobility of economic status for its inhabitants. Segregation is at the heart of systemic racism.

I am not the only one who believes in the benefits of mixed income housing. Congresswoman Jackie Speier held a town hall meeting June 24, 2020 4pm with Dr John Gates, "a diversity training specialist and one of our country's foremost thought-leaders on issues of diversity and racial bias." I asked Dr Gates and Congresswoman Speier "I am concerned that 100% affordable housing development cause segregation whereas mixed income housing which is market rate and affordable together creates equality, what do you both feel about this.?" Dr Gates replied, "I think it is really important for there to be mixed income housing. It is the gateway to developing racial stability both economically and otherwise. The community I grew up in was initially very low income then a mixed income community. What we found was that our hopes and dreams were able to grow right, our aspirations were able to grow and they worked very, very well. I think more mixed income facilities are very important." Congresswoman Speier said, "I would agree." I will try to include a link in this email to the town hall for your review.

Mixed income housing helps low income residents realize their dreams by providing additional services funded with market rate rent. You can give homeless people tents and meet their need for shelter but how are you helping them if services are not provided. MidPen facilitates services to residents by linking them to local nonprofits. If the local nonprofits are overwhelmed which many are at this moment, they may not be able to help. Physically handicapped residents will require transportation from their residence to the post office, play ground, or corner market as the hills are too steep to accommodate a wheel chair. Several units are reserved for those with mental health issues. Moss Beach does not have resources to address psychological crisis. In Half Moon Bay a resident of MidPen housing was shot and killed by police when she brandished a knife. Moss Beach is policed by the county Sheriffs office who does not have crisis counselors available.

Low income residents benefit by the facilities being kept up. Most market rate tenants will not accept the facilities falling into disrepair. Many low income residents are often too afraid to complain because they will be ignored or afraid they will be asked to leave. I have seen online google reviews of MidPen housing complaining of AC/heating units and appliances not being repaired or inadequately repaired resulting in the wrongful eviction of a tenant. A gentleman from Pacifica complained about inadequate parking and damage to his fence that MidPen did not respond to. The reviews support many of the concerns the community has and will only contribute to potential conflicts. There is no way to integrate residents of Cypress Point with the rest of the community.

I understand there is funding for this project but that doesn't mean that the funding will disappear if the project were to become mixed income as originally intended. People who do not fit the requirement for

Affordable housing but do not make enough money to afford housing on the peninsula often look to the coast for housing as housing prices and rents are often half that compared to the rest of the peninsula. Removing market rate rent hurts these people or anyone who starts in affordable housing but grows their income to the point of ineligibility. They could move into a market rate unit without having to move elsewhere.

Finally consideration needs to be given to the environmental impact of this development. Red legged frogs an endangered species have been found in ditches along Carlos Street. This has been pointed out by Joe LaClair during his connect the Coastside presentation made at several MCC meetings. I took video across from the Moss Beach post office looking out onto Highway one where you can hear the frogs at night May 2, 2020. This is the exact location the multimodal trail was supposed to go and several roundabouts are to be constructed to accommodate additional traffic from the development.

People are not just numbers. Although 70 units sounds good 52 units are already accounted for in the current LCP. 52 families will have greater opportunity because they were integrated not segregated. Going forward with this project as is simply because you can is no justification for contributing to economic segregation and the continuation of systemic racism. Please have the courage to put a stop to a failed housing model with 100% affordable. Instead spread economic opportunity by requiring this to be mixed income. Thank you.

To: Michael Schaller [REDACTED]

Subject: Please don't build high density project in Moss Beach - It will overwhelm the Moss Beach/Coastside's infrastructure!

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Ms.

Dear Ms Schaller,

Please see my comments below about the Mid-Pen high density project in Moss Beach, and why it should not be built. These are just a few reasons that the high density project is not appropriate for our community.

Where is the EIR - Environmental Impact Report?

This property was a World War II top-secret military site that has never been officially assessed or cleaned up. Neither the County nor MidPen Housing has committed to perform an EIR. Asbestos is confirmed to be on property.

The location is isolated and not suitable

Moss Beach is isolated, located five to seven miles in either direction from the nearest town centers of Pacifica and Half Moon Bay. Inadequate public transportation and a lack of walkability and access to groceries, doctors, jobs, schools, pharmacies, and community-oriented services further indicate that this project is too large for this location. Both the Level of Service (LOS) and the Vehicle Miles Traveled (VMT) calculations would be significant. This location results in a financial burden for affordable housing residents and increases greenhouse gas pollution contrary to the goals of affordable housing.

In case of emergency evacuation this high density project threatens residents

There is just one road in, through, and out with no alternate routes. Extreme and elevated wildfire risk is a new reality for the coast. In 2019 the California Public Utilities Commission released updated fire threat maps for the unincorporated Midcoast that classify surrounding areas of Moss Beach and Montara as extreme high fire risk - the highest possible fire risk rating. MidPen's application does not evaluate this risk nor does the County's draft of a Comprehensive Traffic Management Plan (CTMP). During late 2019, PG&E imposed several lengthy power outages locally which brought traffic to a standstill. PG&E predicts more over the coming years as necessary to reduce fire risk. This project would overwhelm narrow neighborhood roads and HWY 1 with hundreds of cars added to an already serious safety situation.

Seriously impacts roads already at maximum traffic

MidPen estimates 500 daily new trips will be generated from its proposed project. This is in addition to approximately 1,500 daily trips that will be generated by Big Wave (already approved for Moss Beach). Various other local development projects are in the works. In addition to residents who need

to commute to work and school, we must also consider 3 million annual visitors to the SM Coastside according to the latest HMB LCP document. It will destroy our quality of life.

Sincerely,
Anne B Wright



Moss Beach homeowner since 1973
Grew up in Half Moon Bay since 1960
My opinion counts

From: [Tom Edminster](#)
To: [CMO BoardFeedback](#)
Subject: Cypress Point affordable housing
Date: Monday, July 20, 2020 10:00:16 AM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Supervisors

Affordable housing on the coastside is important.

So are complying with LCP provisions and the mandates of the CCC.

I hope you can fulfill both requirements and model planning for basic needs..i.e. affordable housing, and meet legitimate environmental concerns, which on Coastside & in Pacifica, are long range: sea level rise threats & remediation and protection of coast & habitat &

any human habitat...must be considered...

Thank you for your considered and responsible deliberation on this matter.

Sincerely

Tom Edminster

A large black rectangular redaction box covering the signature area.

From: [ML Makino](#)
To: [CMO BoardFeedback](#)
Subject: SUPPORT - 71 Affordable Moss Beach Homes
Date: Monday, July 20, 2020 7:59:19 AM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear San Mateo County Board of Supervisors,

I am writing to you in support of the affordable homes in Moss Beach. **These 71 homes are highly needed. Please approve the current number of homes and the changes to the Local Coastal Program as soon as you can. A development of this kind had been needed on our coastsides for years. Now is the time to act.**

The affordable housing shortage is real and you have a unique opportunity, right now, to make a difference. There is a severe shortage of affordable homes on the coast and yet there is a concentration of lower income jobs. The live-work preference will help alleviate long-distance commuting and overcrowding as local workers and residents will have affordable, stable housing near their jobs. The variety of options, including one, two and three bedrooms, also provides flexibility for families.

The more homes we can build, the more neighbors and diversity we'll have, the better off we'll be, as a community. Thank you for your courage and leadership on this proposal.

Respectfully yours,

Michelle Makino
Resident of Montara

From: [REDACTED]
To: [CMO BoardFeedback](#)
Subject: SUPPORT - 71 Affordable Moss Beach Homes
Date: Sunday, July 19, 2020 4:28:10 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear San Mateo County Board of Supervisors,

Please approve the current number of homes and the changes to the Local Coastal Program as expeditiously as possible.

Why do I support the Cypress Point Family Community proposed for Moss Beach? There are many reasons, but above all, because I value service workers and their contributions to this community. Teachers, hairdressers, mechanics, fishermen, police officers, nurses, waiters, checkers, and park rangers all work here on the Coast and serve the people who live here. When you go out to dinner, grab a coffee on your way to work, or buy your weekly groceries, you're served by local, working-class folks. And based on the current data, the majority is struggling to find a room or pay their rent.

Many residents in Moss Beach want to know: who exactly are the low-and-middle-income people who would live in Cypress Point? They don't have to look far. Half Moon Bay Brewing Company, a 5-minute drive from the proposed project, employs over 120 people. Seton Medical Center Coastsides is less than a 2-minute drive away, where 160 medical professionals work everyday, and hopefully will continue to do so. According to the Half Moon Bay Chamber of Commerce's website, 85% of Coastsides residents currently work outside of the Midcoast in the greater Bay Area. It would be hypocritical for the majority of Coastsiders like myself, who commute "over the hill" for work, to block local housing for people that actually work here.

If any doubt remains regarding the need for this project, please take a look at some economic realities here on the Coastsides. First, we have a high concentration of lower income jobs: of the over 10,000 local jobs in the Midcoast region, 68% pay less than \$40,000 per year. Secondly, there's limited affordable housing stock. The 160 units at Moonridge give preference to farmworkers, and the senior housing downtown is for, well, seniors. Thirdly, according to a 2017 report by the Silicon Valley Community Foundation, a renter would need to earn an average of \$103,000 a year to afford a one-bedroom apartment in San Mateo County. And that was 3 years ago.

Some Coastsiders say that people don't have a right to live in their preferred zip code. I'd like to counter that access to services isn't a right, either. We have a choice whether or not to welcome affordable housing, and this choice will have real and serious consequences to our quality of life and the character of our community.

As a Coastsider who appreciates our local economy, I wholeheartedly support MidPen's Cypress Point Family Community in Moss Beach, and ask that you help move this important project forward without delay.

Sincerely,

Erin Ralston

From: [Mike Haase](#)
To: [CMO BoardFeedback](#)
Subject: Midpen Homes
Date: Saturday, July 18, 2020 4:01:27 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

I am writing to request & urge a yes vote on the new home proposal. It's a practical & simple approach.

Thank you.

Mike Haase

Sent from my iPhone

From: [Linda Mendiola](#)
To: [CMO BoardFeedback](#)
Subject: SUPPORT - 71 Affordable Moss Beach Homes
Date: Friday, July 17, 2020 1:36:51 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear San Mateo County Board of Supervisors,

I'm writing to you in support of the 71 affordable homes in Moss Beach. This project has been modified over many months, based on community input, and is needed now more than ever. I ask you to please not delay in approving the current number of homes and the changes to the Local Coastal Program that would make those homes possible.

As a long-time Coastside resident, I see first hand the need for affordable housing. Young families, middle class workers, and service workers are priced out of the housing market. They struggle to find places to rent, let alone units that are decent, safe, and affordable.

Although some very vocal residents of Moss Beach would like you to believe they live in a special bubble, the reality couldn't be further from the truth. Everyone who lives or works in San Mateo County contributes to the problem and needs to be part of the solution.

As you know, the cost of home ownership and the price of renting has skyrocketed all over the Bay Area. The Coastside is not immune. I don't want our community to become an exclusive enclave where only rich white tech workers can live. We're losing our diversity. We're losing our small-town charm because it's become too expensive for the average person to live here.

We all have to do our part.

You represent all the residents of San Mateo County, not just homeowners. Homeowners already enjoy many benefits. They don't need to go to bed at night worrying that a rent increase will price them out of their home. Thank you for your support in making this project possible.

Sincerely,

Linda Mendiola
Half Moon Bay

ITEM NO. 10

From: [Marcelene Luna](#)
To: [CMO BoardFeedback](#)
Subject: 7.21.2020 SMC Board of Supervisors Meeting
Date: Monday, July 20, 2020 3:24:00 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Board Members,

I would like to make a public comment for ITEM # 10 of the agenda.

I'm asking that you don't approve \$45,250 to the city of Foster City for a K-9 unit. All cities receive as it is too much funding of our taxpayers' money through the general fund. STOP funneling our money to police departments and allocate those funds towards affordable housing witch is how Measure K was sold to the voters in 2012.

Thank you for your time.

Marcelene Luna

Sent from my iPhone

ITEM NO. 12

From: [Marcelene Luna](#)
To: [CMO BoardFeedback](#)
Subject: SMC Board Of Directors 7/21/2020
Date: Monday, July 20, 2020 4:14:03 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

SMC Board Of Directors ,
I'm writing a comment to the 7/21/2020 Agenda.
Item #12 to approve \$2,000,000 funds for Child Care Relief Fund.
Thank you ,

Marcelene Luna
Sent from my iPhone

**NO CHILD CARE.
NO RECOVERY.**

June 17, 2020

The Honorable Board of Supervisors
400 County Center
Redwood City, CA 94063

Re: Support for Child Care in San Mateo County

Honorable President Slocum and County Board Supervisors,

Thank you for your leadership and service during this unprecedented crisis. We are writing to share our concern about the fate of child care and early learning programs in our county and ask for your support in preserving this essential safety net for working families.

Please join us in securing funding to support San Mateo County's child care infrastructure.

While child care programs provide an essential service, they have received only a small percentage of local, state and federal relief funds. We ask that you consider:

- Allocating a portion of San Mateo County's **\$134 million allotment of CARES Act** funding to support child care
- Allocating a portion of **COVID-19 CDBG funds to family child care providers**
- Directing funds to the **COVID-19 Child Care Project** (a regional program of Silicon Valley Community Foundation) to preserve the supply of child care in San Mateo County and provide technical assistance to providers
- Working with our state and national representatives to invest in child care by urging Congress to support the **Child Care is Essential Act**, which creates a \$50 billion Child Care Stabilization Fund within the existing Child Care and Development Block Grant (CCDBG) program
- **Making a long-term commitment to significant local funding** for this critical sector of the economy.

To respond to this child care crisis, we support the strategies outlined in the San Mateo County COVID-19 Strategic Plan, which include identifying federal, state, and local funding to keep private, nonprofit, faith-based, and public child care facilities and programs financially solvent (Strategy 5.2.3) and filling gaps in areas of child care shortage, particularly in low-income, underserved, and immigrant neighborhoods (Strategy 5.2.5). **We request the Board convene a working task force**

dedicated to child care recovery to support implementation of the strategic plan, and that it include county representatives, city council members and other key stakeholders (including the San Mateo County Child Care Partnership Council, the Board of Supervisors' existing advisory body for planning related to child care and early learning).

In the coming months, **as many as half of California's child care programs could permanently close**;¹ that's 133 child care centers and 250 licensed home-based providers in San Mateo County², a potential loss of 19,764 child care spaces³ and 3,062 child care jobs⁴ in *licensed programs alone*. Add that to the existing shortage of 23,591 child care spaces (back in 2017), and we could be **looking at a shortage of 43,355 child care spaces, for 73% of San Mateo County's children who needed child care before the pandemic**. (With split schedules and partial school days, this number is likely to dramatically increase in the fall.) **Already, the dominoes are beginning to fall**; on May 22, Southgate Preschool in Daly City shared it was closing permanently after 35 years (42 licensed spaces), and on May 26 San Mateo's Peninsula Temple Beth El announced the permanent closure of their onsite preschool (licensed for 127 infant/toddler and preschool spaces), stating that reopening under current circumstances was beyond their limited operational capabilities and would reduce their student capacity by 75%.

Why are these programs at such high risk for closure? In addition to loss of income during the period between mid-March and late May (when even programs that remained open to essential workers saw very low utilization by families), physical distancing requirements limit enrollment while increasing staffing needs, significantly alter scheduling and facility use, and require additional training and supplies to maintain safe spaces for children and teachers. **For an industry that already operates on razor-thin margins, these additional challenges can be the last straw.**

The potential collapse of San Mateo County's child care sector will severely undermine the strides our County has made to support and expand high-quality early education. Our child care infrastructure -- which spans the small business, corporate and nonprofit sectors -- is **not easily replaceable**. A combination of local permitting and state licensing requirements, lack of usable/affordable space and extreme development expenses and timelines make child care centers one of the most complicated businesses to open. In addition, home-based providers who cannot pay their rent will leave the area, taking with them **a vital safety net for families** with infants and toddlers,

¹ Jessen-Howard, Steven and Workman, Simon. "Coronavirus Pandemic Could Lead to Permanent Loss of Nearly 4.5 Million Child Care Slots," Center for American Progress. April 24, 2020. www.americanprogress.org/issues/early-childhood/news/2020/04/24/483817/coronavirus-pandemic-lead-permanent-loss-nearly-4-5-million-child-care-slots/ accessed June 17, 2020.

² Assuming that licensed centers and home-based providers close at the same rate.

³ Based on the 2017 [San Mateo County Child Care and Early Learning Needs Assessment](#) (child care supply of 39,528 spaces).

⁴ Calculated using data from the 2017 [San Mateo County Child Care and Early Learning Needs Assessment](#), including the percentage of total child care spaces by program type, with a staff-to-child ratio of 1:3 for infants, 1:6 for preschool, and 1:10 for school-aged children.

children with special needs, working families with non-traditional hours, and those who live in underserved communities.

Shoring up our child care system is essential to our economic recovery. Without child care, San Mateo County’s residents will be unable to return to work. Prior to the pandemic, California businesses lost approximately \$638 million annually due to employee absences resulting from breakdowns in child care arrangements with 3/4 of mothers and 1/2 of the fathers who left the workforce or switched to less demanding jobs doing so to care for their children. Before the pandemic, approximately 104,712 San Mateo County residents utilized child care in order to work full time in our local hospitals, schools, grocery stores, and other workplaces, supporting the county’s economy to the tune of approximately \$6.4 billion each year.⁵ Without this care (and the resulting inability of at least one parent leaving the workforce to care for her child), **San Mateo County’s economic activity will decrease by about \$3.6 billion.**⁶ On the flip side, prioritizing child care relief dollars has a **multiplier effect on our economy.** According to researchers from UC Berkeley, every dollar spent in the child care industry results in two dollars in economic output (a higher rate of return than most industries).⁷ In addition, for every dollar invested in high-quality early care and education, taxpayers save up to \$13 in future social costs.⁸ High-quality early education programs increase IQ as well as academic achievement, resulting in students with higher kindergarten readiness and less need for expensive special education and academic supports. Adults who had access to high-quality early childhood education programs are less likely to have interactions with the criminal justice system and to qualify for government assistance.⁹

Finally, if we do not protect critical services like child care, we risk exacerbating inequities in our community. Systemic inequalities that pre-dated COVID-19 such as food insecurity, housing instability, and the educational opportunity gap will continue to disproportionately affect marginalized communities (including communities of color) until we invest from day one of a child’s life: with high-quality early care that allows **all children, regardless of race or zip code, to reach their full potential.** Bolstering San Mateo County’s child care infrastructure also supports its workforce, 40% of whom are women of color, who earn poverty-level wages that reflect our country’s history of underpaying and undervaluing black and brown women caring for white infants and

⁵ Based on 2019 family data from the Child Care Resource & Referral Network in combination with median income data from DataUSA (\$124,425 per household and \$62,298 per female worker in SMC).

⁶ Ibid.

⁷ Economic Impacts of Early Care and Education in California by Jenifer MacGillvary and Laurel Lucia, August 2011, UC Berkeley Labor Center, http://laborcenter.berkeley.edu/pdf/2011/child_care_report0811.pdf, accessed June 7, 2020.

⁸ Heckman, James and others. “The Lifecycle Benefits of an Influential Early Childhood Program,” December 2016.

⁹ The First Five Year Fund, Why it Matters: Economic Impact. <https://www.ffyf.org/why-it-matters/economic-impact> accessed June 7, 2020; U.S. Department of Education, “A Matter of Equity: Preschool in America,” April 2015; Early Childhood Education Action Tank, “Innovative Financing for Early Childhood Education,” January 2017; Heckman, James and others. “The Lifecycle Benefits of an Influential Early Childhood Program,” December 2016.

children. This is a unique moment in which we can **dismantle broken systems and reimagine child care as a tool for increased equity and opportunity.**

We look forward to continuing our collaborative work to protect child care: the backbone of our economic recovery and the foundation of a healthy community. Thank you for your support of this issue.

Sincerely,

Dayna Chung & Heather Hopkins

Organizing Members
Community Equity Collaborative

Christine Padilla

Director
Build Up for San Mateo County's Children

Amourence Lee

Council Member
City of San Mateo

Kitty Lopez

Executive Director
First 5 San Mateo County

Giselle Hale

Council Member
City of Redwood City

David Fleishman

Executive Director
4Cs of San Mateo County

David Ackerman

Board Member
Menlo Park City School District

Heather Cleary

Chief Executive Officer
Peninsula Family Service

Erik Burmeister

Superintendent
Menlo Park City School District

Drew Combs

Vice Mayor
City of Menlo Park

Catherine Carleton

Council Member
City of Menlo Park

Noelia Corzo

Board President
San Mateo-Foster City School District

Sherwin Chen

Trustee
Menlo Park City School District

Carrie Du Bois

Trustee
Sequoia Union High School District

Marie Chuang

Council Member
Town of Hillsborough

Eddie Flores

Vice President
South San Francisco Unified School District

Ned Fluet

Mayor
Town of Woodside

Joe Goethals

Mayor
City of San Mateo

Davina Hurt

Council Member
City of Belmont

Rod Hsiao

Trustee
San Mateo County Board of Education

Ted Lempert

Trustee
San Mateo County Board of Education

Manufou Liaiga-Anoa'i

Board Member
Jefferson Elementary School District

Daina Lujan

Trustee
South San Francisco Unified School District

Alisa Greene MacAvoy

Vice President
Redwood City School District

Juslyn Manalo

Vice Mayor
City of Daly City

Shelly Masur

Vice Mayor
City of Redwood City

Julia Mates

Council Member
City of Belmont

Dennis McBride

Trustee
Redwood City School District

Sara McDowell

Council Member
City of San Carlos

Aubrey Merriman

Chief Executive Officer
Boys & Girls Clubs of North San Mateo County

Ray Mueller

Council Member
City of Menlo Park

Mark Nagales

Council Member
City of South San Francisco

Betsy Nash

Council Member
City of Menlo Park

Diane Papan

Council Member
City of San Mateo

Gina Papan

Council Member
City of Millbrae

Deborah Penrose

Council Member
City of Half Moon Bay

Joe Ross

Trustee
San Mateo County Board of Education

Alvin Royse

Vice Mayor
Town of Hillsborough

Kalimah Salahuddin

President
Jefferson Union High School District

Charles Stone

Vice Mayor
City of Belmont

Cecilia Taylor

Mayor, City of Menlo Park
Former Early Childhood Educator

Chris Thomsen

Trustee
Sequoia Union High School District

Shara Watkins

Trustee
San Mateo-Foster City School District

ITEM NO. 13

From: [Sukhmani Purewal](#)
To: [CMO BoardFeedback](#)
Subject: FW: Eviction Moratorium.
Date: Monday, July 20, 2020 4:07:32 PM

-----Original Message-----

From: Tom Mc Caffrey <mccaffreytom@gmail.com>
Sent: Monday, July 20, 2020 4:05 PM
To: Sukhmani Purewal <spurewal@smcgov.org>
Subject: Eviction Moratorium.

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear members of the board.

Regarding this proposed extension please consider landlords with very few units or a duplex that we may live in. Forbearance is about to expire and without the rental income we will quickly face foreclosure. This is not good for tenants in the long term also. Also consider the tenants who are taking advantage of the moratorium and not paying their rent because they don't have to. We are prepared to work with our tenants so that we can all come through this difficult time. Please consider the FULL effects of this moratorium on property owners. Also please consider giving forbearance to landlords on their property taxes so that we may also get some relief.

Sincerely,

Sent from my iPhone

Tom Mc Caffrey.

From: [Sukhmani Purewal](#)
To: [CMO BoardFeedback](#)
Subject: FW: Eviction Moratorium
Date: Monday, July 20, 2020 4:00:10 PM

-----Original Message-----

From: crmickelsen@gmail.com <crmickelsen@gmail.com>
Sent: Monday, July 20, 2020 2:49 PM
To: Sukhmani Purewal <spurewal@smcgov.org>
Subject: Eviction Moratorium

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Honorable Supes,

Why is it the “buck” stops with the landlord?

My bank is not giving me mortgage relief!

I pay my bills in a timely manner. Why must I exhaust my savings to pay my bills. Point me to governmental program that reimburses me for lost income and I will withdraw my objection. Until then I wholeheartedly object to this moratorium.

Thank you, Chris Mickelsen

Sent from my mini keyboard

From: [Stewart Hyland](#)
To: [CMO BoardFeedback](#)
Subject: July 21, 2020, Agenda Item #13 - Eviction Moratorium
Date: Monday, July 20, 2020 3:53:44 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Honorable Board of Supervisors of San Mateo County

In addition to my remarks, I have included a Newlink that explains how COVID-19 related evictions will disproportionately affect African Americans.

https://www.washingtonpost.com/business/2020/07/06/eviction-moratoriums-starwood/?fbclid=IwAR0bCPE8qn5oXX_xbw_D8yJS-V7xWweF_0KDBrKbmwzi6HXxNreu0re0FKY

I publicly acknowledge the newly joined ancestors Rev. CT Vivian and Rep. John Lewis and thank them for the firm foundations that their shoulders provide us all in the struggle for Civil and Human Rights. Ashe.

Equity and equality are easily confused because the devil truly is in the details. Consider our recent civil rights history, just 60 years ago Separate but Equal was a pillar of Segregation. During this unprecedented pandemic are we really going to say that large multi-unit landlords and their renters should receive equal relief from the economic effects of COVID-19, on their lives and the lives of their families?

Or should we as the best of those did when folks from different faiths, social classes, and races joined together to get on the same bus for mutually assured and truer freedom?

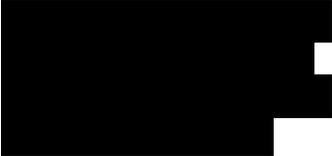
By asking you supervisors to institute a non-evictable debt conversion for COVID-19 verified debt you help build that big bus that will enable us to do our fair share to make sure that responsibilities are shared, burdens made lighter as we each take on our share to make sure we all get to stay home. To stay safe and healthy, here in a more just and equitable San Mateo County.

Thank you all for your public service to our county and all of our neighbors.

Take care,
Stewart

"Service to others is the rent you pay for your room here on earth." Muhammad Ali

Stewart Hyland
Organizing Director
Housing Leadership Council of San Mateo County



From: [Sukhmani Purewal](#)
To: [CMO BoardFeedback](#)
Subject: FW: Rental Property COVID restrictions Property owners" perspective
Date: Monday, July 20, 2020 3:52:37 PM

From: florence.j@gmail.com <florence.j@gmail.com>
Sent: Monday, July 20, 2020 2:17 PM
To: Sukhmani Purewal <spurewal@smcgov.org>
Subject: Rental Property COVID restrictions Property owners' perspective

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello Mr. Spurewal,

I wanted to share my concerns As a property owner before the upcoming meeting and voting to extend the eviction process due to covid 19. Unfortunately , I won't be able to attend the meeting due to my work commitment, therefore I would like to send an email .

My name is Florence Choorapoikayil and I have one rental property in San Mateo county. I have just learned that the board of supervisors are considering passing the ruling to extend the no eviction for another 90 days or more.

I am writing this email to bring up my concerns on how it would affect me as a landlord. Unfortunately, the pandemic is affecting renters and landlords equally. I have a single unit that I rent out and if I do not have the rental income and cannot evict a tenant for an extended period of time, it would put a significant financial burden on myself. I rely on this rental income to cover the mortgage, taxes, and insurance and without it there is a possibility of losing the property to foreclosure. There is also a possibility that I could lose my employment if the conditions persist and I would not be able to make the mortgage payments if there is no rental income. As far as I know there are no ruling or policies to assist (financially) or protect the landlords. I hope that the board of supervisors can seriously consider and can vote on this matter fairly.

Thank you in advance for helping to bring this matter to the attention of the Board of Supervisors.

Sincerely,
Florence Choorapoikayil

From: [Sukhmani Purewal](#)
To: [CMO BoardFeedback](#)
Subject: FW: Eviction Moratorium Comments for 7/21 BOS meeting
Date: Monday, July 20, 2020 3:46:18 PM

From: Kristina Gromm [REDACTED]
Sent: Monday, July 20, 2020 11:21 AM
To: Sukhmani Purewal <spurewal@smcgov.org>; Dave Pine <dpine@smcgov.org>; David Burruto <DBurruto@smcgov.org>
Subject: Eviction Moratorium Comments for 7/21 BOS meeting

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

To The Board of Supervisors:

I am unable to attend the meeting tomorrow, but wanted to submit some comments on the extension of the eviction moratorium.

My husband and I own a condo unit in Daly City that we rent at a lower than average price. We are not an LLC or corporation. We are a retired public service worker and a semi-retired secretary (age 69 & 55) and we use this rental income to supplement our pensions and cover our bills.

We still pay the mortgage and HOA fees for this unit but we have not received rent since December 2019. A legal process was started but cannot be continued due to the moratorium.

I ask that you consider making an exception to the moratorium, should you choose to extend it. Please now consider exempting the same landlords that are exempt from the rent cap and just cause eviction requirements as specified in Civil Code Section 1946.2 and 1947.12. Small independent family landlords are NOT the same as multi-unit corporations whose main business is rental property. I believe similarly situated independent landlords are being seriously impacted, and will be very damaged should the moratorium continue.

We cannot sustain this. It has been 8 months without rent and I fear we will have a full year without rent. We cannot sell the unit, we cannot evict the tenant, we cannot offer the unit to family members who were affected by COVID, and we are in the red each month this continues with no end in sight.

Thank you.

Kristina Perez and David Gromm
residents of San Bruno, property owners in Daly City

From: [Sukhmani Purewal](#)
To: [CMO BoardFeedback](#)
Subject: FW: July 21st Board of Supervisors Meeting
Date: Monday, July 20, 2020 3:46:00 PM

From: Peggy Munkdale [REDACTED]
Sent: Monday, July 20, 2020 10:05 AM
To: Sukhmani Purewal <spurewal@smcgov.org>
Subject: July 21st Board of Supervisors Meeting

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Sukhmani,

I am writing you to stress my concerns over the possible extension of the residential eviction moratorium. I own two apartment buildings in Redwood City and have several tenants that have stopped paying their rent. These tenants have full time jobs and have continued to work during the shelter in place. They have not been impacted financially from COVID or have lost their jobs due to COVID. I understand the hardships that many have faced during this difficult time, but there are also those that are clearly taking advantage of the system. I had to contact my mortgage company and apply for deferring my principal payments for 6 months in order to keep one of my buildings afloat.

My suggestion is that evictions should be allowed on a case by case basis. It is clear that tenants need to prove that they have been affected financially due to COVID. However, the ones that cannot prove a financial loss due to COVID are the ones that should be evicted. If we allow the extension we are simply encouraging those who are more than capable to pay their rent to continue to not pay. How is that fair to landlords? I would like the Board of Supervisors to consider this issue and find a way where we can meet in the middle.

I appreciate your consideration.

Best,

Margrethe Munkdale

From: [Sukhmani Purewal](#)
To: [CMO BoardFeedback](#)
Subject: FW: COVID Protection for Tenants & Landlords
Date: Monday, July 20, 2020 9:02:58 AM

From: Carol Carnevale <carol.carnevale@compass.com>
Sent: Monday, July 20, 2020 8:57 AM
To: Sukhmani Purewal <spurewal@smcgov.org>
Subject: COVID Protection for Tenants & Landlords

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Sukhmani:

I understand that the County Board of Supervisors is considering an extension of COVID protections for tenants.

There is no question that there have been financial repercussions due to COVID. The Board of Supervisors should not just consider the tenants' situations, but also the landlords' situations. There are people who invested in rental properties and who rely in this income to support themselves. Landlords continue to have expenses related to the properties they own: mortgage payments, property maintenance and management, and property taxes.

If the County Board of Supervisors intends to take further action, they should also set in place safeguards to protect landlords from situations in which tenants - who have retained their employment and have not been detrimentally impacted by COVID - must demonstrate that they are unable to pay their rent.

Thank you for routing this to the appropriate individuals who need to hear feedback before arriving at a decision.

Carol

--

Carol Carnevale
Realtor®, CRS
Included in the Top Teams by the Wall Street Journal



From: [Sukhmani Purewal](#)
To: [CMO BoardFeedback](#)
Subject: FW: Tenant eviction moratorium – possible extension
Date: Monday, July 20, 2020 8:44:05 AM

-----Original Message-----

From: Brian Boisson [REDACTED]
Sent: Sunday, July 19, 2020 2:34 PM
To: Sukhmani Purewal <spurewal@smcgov.org>
Subject: Tenant eviction moratorium – possible extension

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Board of Supervisors,

I am a real estate broker in San Bruno.

These are certainly the most challenging times we all are experiencing. Certainly my most challenging in my entire life living in San Mateo County, and for the past 40+ years being an active real estate broker in the County.

Our neighbors, many of whom are tenants, and sadly many of those people have lost their jobs. There should be protections in place for those in danger of losing their homes due to evictions. Those protections must be a fair solution to both both the tenant and landlord.

I would like to bring to the Board's attention a situation that is happening to two of my clients, both long time San Mateo county property owners and their families.

In both cases, these owners rented their homes so they could move to senior living facilities. In both cases they sadly passed away in the past six weeks.

Both are tenant occupied and the reaction of both tenants when given notice to vacate was they don't need to move because of the San Mateo County eviction moratorium.

One property will be sold to settle an estate. The majority value of this estate is tied up in the real estate, and according to the trustee, there are several large debts that the creditors will need to wait to be paid until this property can be sold and the funds are available.

The second case is more concerning. This husband and wife were using the income from their San Bruno condominium as a part of their monthly living expenses, with the two Social Security payments making up the difference for the monthly income. Now there is only one Social Security payment, and the widow wants to sell the property to allow her to continue living in her senior living apartment. She's frightened, nervous, and this is just adding on to all the stress she is experiencing from losing her longtime husband. She is worried about losing her own housing.

Both of these people are long time San Mateo County taxpayers, and I am asking the Board to consider an exclusion, or some sort of consideration for trust/estate properties that need to be sold.

In both these cases, there is adequate inventory for similar properties available for rent for the tenants. In one of the two cases I mentioned above. I suspect one has monetary motivation where the tenant feels he can extract some money from the estate to be induced to move. That's not fair either.

Thank you for your consideration for situations like the above, I appreciate your time.

Brian Boisson

From: [Sukhmani Purewal](#)
To: [CMO BoardFeedback](#)
Subject: FW: Item # 13 July 21. Moratorium on evictions.
Date: Monday, July 20, 2020 8:43:57 AM

From: Norman Harris [REDACTED]
Sent: Sunday, July 19, 2020 1:32 PM
To: Sukhmani Purewal <spurewal@smcgov.org>
Subject: Item # 13 July 21. Moratorium on evictions.

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Since the expenses of apartment owners continue during a period of non-payment of rent it would be helpful to consider legislation for mortgage holders to reduce payment during the moratorium. Allowing only the owners of the properties to bear the cost is unfair.

From: [Peninsula Solidarity](#)
To: [CMO BoardFeedback](#)
Subject: BOS Meeting July 21, 2020__Public Comment on Agenda Item #13
Date: Monday, July 20, 2020 7:29:28 PM
Attachments: [image002.png](#)

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Board of Supervisors,

Over the past several months, faith leaders in the Peninsula Solidarity Cohort have expressed our deep concern for residents who are unable to pay rent due to COVID-related circumstances. Each time an extension of the eviction moratorium has come up for a vote in this body, we have voiced our strong support for not only extending, but also expanding, this crucial protection for some of the most vulnerable members of our community. Today, as the pandemic continues to ravage our society on so many levels, we reiterate our request that you take bold and decisive action to *keep families in their homes*. To this end, we respectfully resubmit our written public comment from May 26th, 2020, signed by 22 religious leaders. If anything, the need for an expanded eviction moratorium has only grown in urgency since then.

Thank you for your service in these challenging times,

Tovis Page, PSC Program Coordinator, on behalf of the entire Cohort

From: Peninsula Solidarity [REDACTED]
Sent: Monday, May 25, 2020 4:21 PM
To: boardfeedback@smcgov.org
Subject: BOS Special Meeting May 26th__Public Comment on Agenda Item #3



PENINSULA SOLIDARITY COHORT
INTERFAITH LEADERS LEVERAGING MORAL POWER FOR THE COMMON GOOD

May 26, 2020

**RE: PUBLIC COMMENT FOR SMC BOS, AGENDA ITEM # 3 -
Extension of Moratorium on Evictions**

Dear Board of Supervisors,

Thank you for your dedication and service to our community in these very difficult and uncertain times.

As clergy and spiritual leaders from diverse traditions on the Peninsula, we in the Peninsula Solidarity Cohort unite around the goal of building communities of hope and belonging, communities where every person is valued and cared for. In the wake of lost jobs due to the COVID-19 pandemic, many of our low-income neighbors are struggling to survive.

The Emergency Regulation 2020-001 has provided essential protection for those unable to pay rent due to coronavirus-related circumstances. But if the moratorium on evictions expires this month, *or even next month*, countless families who are still out of work will not be able to pay rent. Without ***extended protection***, these families could face eviction, even homelessness, in the midst of an ongoing pandemic and at no fault of their own.

In light of this grave state of affairs, we urge you to vote to **extend Emergency Regulation 2020-001 for as long as the State of Emergency is in effect, plus 90 days**. It is both unreasonable and inhumane to expect that families who have lost jobs due to the pandemic can suddenly pay rent in full any time soon, let alone begin to pay back rent-debt that has accrued over the past few months. People will need time to find jobs, get back on their feet, and repay their debt. To allow for this necessary recovery process, **we encourage you to consider**

implementing in San Mateo County a twelve-month repayment period similar to those adopted by both Alameda and Los Angeles Counties.

During this time of pandemic, the truth of our interdependence is clearer than ever. Let us work together to ensure that every single person in our county is safe not only from the virus itself, but also from the devastating, and unequally distributed, economic consequences as well.

Together in service to our community,

Rev. Dr Penny Nixon, PSC Co-Director

Rev. Marlyn Bussey, PSC Co-Director

Dr. Tovis Page, PSC Program Coordinator

Rev. David Usher

Rev. Terri Echelbarger

Rabbi Marvin Goodman

Monsignor John Talesfore

Rev. Dawn Neal, Buddhist Minister

Rev. Carole Moore

Sister Deborah Watson, RSM

Sister Eileen Pazmino, RSM

Sister Mary L. Power, RSM

Rev. Connie Winter-Eulberg

Rev. Amy Zucker Morgenstern

Sister Judy Carle, RSM

Sister Mary Krista Ramirez, RSM

Sister Judith Cannon, RSM

Sister Joan Marie O'Donnell, RSM

Rev. Katie Goetz

Rev. Lauren McCombs

Rev. Kristi Denham

Rabbi Laura Rumpf

- - -

Submitted on behalf all signatories by

Dr. Tovis Page,
Program Coordinator for the Peninsula Solidarity Cohort

[REDACTED]

[REDACTED]

From: [Sukhmani Purewal](#)
To: [CMO BoardFeedback](#)
Subject: FW: opposition to extension of eviction moratorium
Date: Monday, July 20, 2020 8:42:54 AM

From: lc [REDACTED]
Sent: Saturday, July 18, 2020 4:59 PM
To: Sukhmani Purewal <spurewal@smcgov.org>
Subject: opposition to extension of eviction moratorium

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello, I will be unable to attend the meeting on Tues, but I will appreciate if you can share my experience during the meeting.
My brother has a rental and his tenants did not pay rent for a few months claiming he does not have jobs during the pandemic . (he is a contractor). My brother is also in the construction business and he is just as affected as the tenants, so he has to draw down on his kid's college fund and even his own retirement fund in order to pay the mortgage and property tax. I do not feel landlords should take all the responsibility for providing for the tenants . If that is the case, there should be assistance for landlords who experience hardship because they did not get rent . Please look at things from both sides

Thanks for your time to listen to me

Linda Chin

From: [Sukhmani Purewal](#)
To: [CMO BoardFeedback](#)
Subject: FW: EVICTION MORATORIUM EXTENSION SAN MATEO COUNTY
Date: Monday, July 20, 2020 8:42:39 AM

From: Larry Fisher [REDACTED]
Sent: Saturday, July 18, 2020 4:18 PM
To: Sukhmani Purewal <spurewal@smcgov.org>
Subject: EVICTION MORATORIUM EXTENSION SAN MATEO COUNTY

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Sukhmani S. Purewal
Assistant Clerk of the Board
San Mateo County Supervisors

I am employed with a Real Estate Company in San Mateo as a realtor/associate - property manager. Our company has numerous property management accounts that we manage for our clients to collect monthly rents, address repair/maintenance issue and other duties.

Our client property owners are also being compromised due to the COVID -19 PANDEMIC as a percentage of tenants are not making any attempt to pay their respective monthly rents. The fact is that unfortunately we have over tenants that have paid no rent at all for a period of Four (4) months in some cases.

Due to the current MORATORIUM ON EVICTIONS that is in place a number of the tenants are not paying any portion of their monthly rent due. These particular individuals are very well versed on their rights provided by the moratorium initiated by the County of San Mateo Board of Supervisors. The tenants are aware that said moratorium on evictions provides them with a vehicle that allows them to make no monthly rent payments to the owner's of the property.

Please note that we have some property management accounts that have tenants that are delinquent with over \$9,000.00 of non-paid rent that we cannot collect or remedy by removing the tenant that has made attempt to pay any of their required monthly rental payments.

My company has made every attempt to work with these tenants that are delinquent in making their monthly rent payment. We have provided said tenants with rental assistance data such as contact info for SAMARITAN HOUSE, CATHOLIC CHARITIES, SAN MATEO COUNTY HUMAN SERVICES as well.

We do not want to evict any of our tenants, but when said tenants are not even attempting to make any payments of rent for the last 3 to 4 months- and they will continue not to make payments should the Board of Supervisors for San Mateo County should said Board vote to approve the

extension.

I would be happy to share your position with a number of my elderly clients that are dependent upon the monthly rental income from their respective rental property. This rental income helps with their living expenses such as: mortgage payments, property taxes,, assisted living, medical & dental insurance and other necessities that are required to live.

These owner's are good people, they keep their monthly rent rates below market condition as the do not want to lose their tenants - happy tenants make good residents. Unfortunately if the Board of Supervisors extend this EVICTION MORATORIUM, a number of good owners will lose there property by foreclosure or they will be forced to sell their property prior to being foreclosed upon due to the fact that said owner is not able to meet the required mortgage payment.

Please do not extend this EVICTION MORATORIUM as you will be penalizing a large number of property owners and forcing them to sell the investment that they earned with years of work and tax payments.

Do not continue to force the owner's (property tax payers) to have no recourse for the collection of tenant's monthly rents that are delinquent.

NO ON EVICTION MORATORIUM EXTENSION

Respectfully yours,

Larry D. Fisher
Property Manager-Realtor/Associate
San Mateo Real Estate Inc.

[REDACTED]

From: [Sukhmani Purewal](#)
To: [CMO BoardFeedback](#)
Subject: FW: Eviction Moratorium Extension
Date: Monday, July 20, 2020 8:42:28 AM

From: Dennis Thomas [REDACTED]
Sent: Saturday, July 18, 2020 2:58 PM
To: Sukhmani Purewal <spurewal@smcgov.org>
Cc: Gina Zari [REDACTED]
Subject: Eviction Moratorium Extension

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Sukhmani S. Purewal
Assistant Clerk of the Board
San Mateo County Supervisors,

I am writing you on behalf of several property owners for properties that my company manages. These owners are all small property owners in some cases they only own a single family home that they rent out for income, tax benefits and future appreciation. They are good owners that respect the law and the tenants.

The continued extension of the eviction moratorium has placed a very significant burden on my owners. In particular, three owners especially one who only owns a single family home is now owed \$9,800 in back rent. That tenant has completely stopped paying any rent at all, will not work with us to pay something and avoids contact with us.

Another owner that owns a nine unit building, has a tenant that from day one of the moratorium stopped paying rent. The tenant is a union electrician, initially received union benefits during the shutdown, has long ago started working again but has not paid a single dime of rent since the moratorium went into effect. That persons balance is \$8,200 others in the building add another \$2,800 to the amount owed for a total of \$11,000. The owner is a retired widower and needs this money to live on, pay mortgages, property taxes and maintenance.

A third owner of an 8 unit building is also retired and lives solely on the income from the property. They are owed \$11,247.05 in aggregated rent from several units of people that have not paid. One tenant does not respond to phone calls, does not answer the door and basically avoids any attempt to communicate with us. We have no recourse against these people and as their balances grow the likelihood of getting any of this money is extremely low. My owners are hurting and we do not understand why you are continually placing this burden on the backs of landlords?

Landlords did not cause this virus, landlords did not cause rents to escalate to these levels. The California government agencies either locally or on a Statewide level have made it so difficult to get anything built that the result is ever increasing

rents. The virus obviously came from overseas but our local government is placing all the burden on landlords to carry people that are perfectly willing to take advantage of this forced extortion.

We are happy to work with tenants that work with us and tell us the truth. We are working with other tenants to help them along but when you take away all leverage from us to collect rent we have no basis to apply motivation to bad actors that have no conscience and are perfectly willing to get free rent. Our owners are NOT in a position to provide free rent! Why are you doing this?

These properties are long term investments and were purchased and operated based on a reliable and stable set of laws and rules. By forcing these measures on them you are causing great harm not only financially but in the trust that we placed in our elected officials. If you are going to be changing the rules on us at a whim, as Governor Newsome did as soon as he was elected by ignoring the electorate forcing in Statewide Rent Control then you do not deserve to be in office.

I have been in the real estate business for 40 years and I have never seen the number of rental properties available on the market as owners are selling to go out of State. The favored States are Texas, Nevada, Idaho and Florida. Property values

have been affected, cap rates have increased when selling and landlords are actively leaving. Three of my owners have sold and left the State of California in the last two years amounting to many millions of dollars in real estate sales. This is all-out assault on landlords must stop. Do not extend this moratorium or provide any other property right reductions to tenants that are angry at us for higher rents that we did not cause! Take the responsibility for the higher rents and if you want to pay for their rent then create a method to do that. We have even offered tenants contact information for organizations like Samaritan House and they won't even call them to try and get relief. Stop forcing this unjust taking on landlords.

--

Dennis Thomas, President
San Mateo Real Estate, Inc.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Sukhmani Purewal](#)
To: [CMO BoardFeedback](#)
Subject: FW: Eviction Moratorium
Date: Monday, July 20, 2020 8:42:07 AM

FYI

From: [REDACTED]
Sent: Saturday, July 18, 2020 12:56 PM
To: Sukhmani Purewal <spurewal@smcgov.org>
Subject: Eviction Moratorium

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Sukhmani S. Purewal,

Assistant Clerk of the Board

I am a small landlord. I strongly disagree with extending the county residential eviction moratorium. I am retired and live off of my rental income. 80% of the rental housing units in California are 4 unit properties or less. These properties are owned by small landlords not large companies. **Who is going to help small landlords pay their mortgage payments, property taxes, insurance, utility and building maintenance costs?? Can you get the organizations that I pay to take a deferral of payment too??**

You are opening the door for real abusive behavior, confusion, legal challenges, etc. **Who is going to screen the legitimate cases from the scammers. What criteria or documentation is required ?? It's not just loss of job, but how much the tenant(s) have in checking/savings accounts, CD's, 401K's, stock/bond accounts, etc. which would be reflective of ability to pay the rent.**

Also, there will be zero enforcement of the right to collect overdue rents down the road because there is no mechanism to enforce this. In the end, tenants can just vacate the property or just elect not to pay back a very large sum. Your method would force landlords to spend thousands of dollars in court and **likely be unable to collect, out of court, the very large amount of rent due. A court judgment in favor of a landlord does not necessarily mean that they will be able to collect the past due rent. This would put property owners at significant risk and lead to another housing crisis. It would put thousands of rental owners into default leading to mass foreclosures on rental housing.**

The county should not turn rental properties into a landlord funded welfare system. Instead, why doesn't the County or State loan tenants rent money and be responsible for the collections. And let the general taxpayers (maybe the top 1%) fund any defaults, not a specific landlord segment of the taxpaying population which is unconstitutional.

You need to get input from both sides, instead of just getting it from tenants.

Thank you for taking the time to listen

Gary Isoardi