

From: [Brad Morrison](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] I strongly urge you to not opt the City of Santa Rosa out of the Sonoma County Covid-19 renter protections
Date: Thursday, June 3, 2021 6:13:47 AM

Hello Council,

I strongly urge you to not opt the City of Santa Rosa out of the Sonoma County Covid-19 renter protections.

Thank you,

Brad Morrison

From: [Will Dominie](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] OPPOSE- BARHII Comments on Item #14.2, Amended Eviction Defense Ordinance
Date: Thursday, June 3, 2021 3:03:13 PM
Attachments: [image001.png](#)
[BARHII - Comments to Santa Rosa City Council Re Just Cause Protections.6.3.21.pdf](#)

Dear Honorable Santa Rosa City Council Members,

The Bay Area Regional Health Inequities Initiative (BARHII) is the coalition of the San Francisco Bay Area's eleven public health departments committed to advancing health equity.

We are writing to urge you to prevent an increase in COVID-19 risks and the other negative health impacts of housing instability by staying in alignment with Sonoma County's COVID-19 Just Cause for Eviction protections. We are asking you to vote "no" to opting out of Sonoma County's February 2021 amended COVID-19 Eviction Defense Ordinance (Agenda Item #14.2 on Tuesday, June 8th).

Please see out detailed comments below and attached.

Will Dominie
Impact Manager of Housing and Equitable Development
Bay Area Regional Health Inequities Initiative
WDominie@barhii.org

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Even before the pandemic, Santa Rosa's housing crunch was undermining our health. Decades of public health data demonstrate that access to stable, safe, and affordable housing is critical for well-being. Low-income residents who can comfortably afford their housing, for example, are able to spend almost five times as much on healthcare and a third more on food than their severely cost-burdened peers.

Now, as the economy begins to recover and our community starts to finally heal, the reality is inescapable: very little matters as much as a safe, stable home. And we are all connected in this. A failure to keep our families and neighbors in stable housing during this time is a failure to protect all of us from a rapidly spreading virus. Loss of housing disrupts a family's ability to shelter in place and increases the likelihood of disease transmission. Analysis led by UCLA researcher Dr. Kathryn Leifheit estimates that [emergency eviction protections have already prevented 186,000 COVID-19 cases and 6,000 deaths in California.](#) While public health has made great strides in vaccination, between approximately half and one third of Santa Rosa adults (in each zip code) are not yet fully protected<sup>[i]</sup>, and the City currently has over 200 active cases.<sup>[ii]</sup> We know that about a third of Sonoma County cases resulted from household transmission, and that crowded and unstable housing conditions raise COVID risks.<sup>[iii]</sup><sup>[iv]</sup>

This is a racial equity issue. Latinx and Pacific Islander communities in Sonoma County are three times more likely to be infected with COVID-19 than would be expected based on their population, and Black people are 50% more likely, [\[v\]](#) driven in part by unstable and crowded housing conditions. [\[vi\]](#) Failure to protect the housing stability of our communities today will exacerbate racial inequities in health and wealth, setting us back a generation in our work to overcome our region's deep legacy of inequitable policy choices.

We are finally on the verge of putting the worst of the pandemic behind us, but the worst of the housing crisis is yet to come if protections lapse too soon. Based on the Census' Household Pulse Survey, Policy Link estimates that approximately 3,500 Santa Rosa households are behind on rent, with approximately \$17 million in total debt. [\[vii\]](#) Many are awaiting much needed emergency rental assistance—but disbursing this aid effectively takes time, and 93% remained to be paid to landlords and tenants as of May 19th. [\[viii\]](#) Eight in 10 California renters who are behind on rent lost employment during the pandemic, and households with rent debt owe \$4,400 on average. [\[ix\]](#) Racial inequities in pre-pandemic housing and economic security and pandemic-related job and income losses have resulted in Black and Latinx renters being 1.5 times as likely to be behind on rent compared with all renters. [\[x\]](#)

Economists project a continued inequitable recovery in which many lower-wage workers will struggle for years, if not decades, to come. The COVID-19 epidemic didn't create Santa Rosa's housing crisis, nor is it responsible for the psychological and physical health impacts of being unhoused or facing eviction. These problems have been brewing for a long time, but the last year exacerbated them. Those already stretching their income and sacrificing food, health, personal care, and other important expenses to pay rent were pushed to the edge. [\[xi\]](#)

Preserving Sonoma County's COVID-19 Just Cause for Eviction protections in Santa Rosa is essential to prevent a disastrous wave of evictions, debt, homelessness, and corresponding COVID-19 infections and other negative health outcomes. In February, the Sonoma County Board of Supervisors strengthened local eviction protections by passing a COVID-19 Just Cause for Eviction ordinance, prohibiting evictions except where there is a health and safety reason or the landlord is removing the property from the rental market. These protections are only in place until September 30, 2021. In amending the eviction moratorium, the Board of Supervisors helped fill important gaps in state and federal protections, ensuring that tenants could continue to shelter in place and reducing the COVID-19 risks for all of us associated with housing instability, eviction, overcrowding, and homelessness. We encourage the Santa Rosa City Council not to opt out of these much-needed protections.

We are at an inflection point. For the first time in months, there's light at the end of the tunnel, but if we don't protect the residents who lost the most in the last 14 months, our region will not recover. If we want to move forward, we can't leave anyone behind.

Thank you for your leadership in responding to the COVID-19 pandemic to protect the health of all Santa Rosa residents.

Sincerely,

**Will Dominie** | Policy Manager of Housing and Equitable Development | Pronouns: He/Him/His  
**Bay Area Regional Health Inequities Initiative (BARHII) | Rise Together**

[www.barhii.org](http://www.barhii.org) | [www.risetogetherbayarea.org](http://www.risetogetherbayarea.org)

555 12th Street, Fifth Floor, Oakland, CA 94607 | [WDominie@barhii.org](mailto:WDominie@barhii.org) | (510) 529-1122

*Note: I am in the office Monday through Thursday.*



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[i] Sonoma County Emergency. Vaccine Data. <https://socoemergency.org/emergency/novel-coronavirus/vaccine-information/vaccine-data/>

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[vii] Policy Link. Email Correspondence, 6/3/21.

[viii] CD/CTAC Committee Meeting. <https://www.youtube.com/watch?v=mxRDII--p6A&t=5332s>, at 1:47:46

[ix] BARHII. Preventing and Eviction and Debt Epidemic. Delivering Effective Emergency COVID-19 Rental Assistance in California. <https://www.barhii.org/preventing-an-eviction-epidemic>

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## Bay Area Regional Health Inequities Initiative

Alameda County | City of Berkeley | Contra Costa County | Marin County | Napa County | City and County of San Francisco | San Mateo County | Santa Clara County | Santa Cruz County | Solano County | Sonoma County

June 3rd, 2021

Mayor Chris Rogers  
Vice Mayor Natalie Rogers  
City Council Member Eddie Alvarez  
City Council Member John Sawyer  
City Council Member Jack Tibbetts  
City Council Member Victoria Fleming  
City Council Member Tom Schwedhelm

Dear Honorable Santa Rosa City Council Members:

The Bay Area Regional Health Inequities Initiative (BARHII) is the coalition of the San Francisco Bay Area's eleven public health departments committed to advancing health equity.

**We are writing to urge you to prevent an increase in COVID-19 risks and the other negative health impacts of housing instability by staying in alignment with Sonoma County's COVID-19 Just Cause for Eviction protections. We are asking you to vote "no" to opting out of Sonoma County's February 2021 amended COVID-19 Eviction Defense Ordinance (Agenda Item #14.2 on Tuesday, June 8th).**

Even before the pandemic, Santa Rosa's housing crunch was undermining our health. Decades of public health data demonstrate that access to stable, safe, and affordable housing is critical for well-being. Low-income residents who can comfortably afford their housing, for example, are able to spend almost five times as much on healthcare and a third more on food than their severely cost-burdened peers.

Now, as the economy begins to recover and our community starts to finally heal, the reality is inescapable: very little matters as much as a safe, stable home. And we are all connected in this. A failure to keep our families and neighbors in stable housing during this time is a failure to protect all of us from a rapidly spreading virus. Loss of housing disrupts a family's ability to shelter in place and increases the likelihood of disease transmission. Analysis led by UCLA researcher Dr. Kathryn Leifheit estimates that emergency eviction protections have already prevented 186,000 COVID-19 cases and 6,000 deaths in California. While public health has made great strides in vaccination, between approximately half and one third of Santa Rosa adults (in each zip code) are not yet fully protected<sup>i</sup>, and the City currently has over 200 active cases.<sup>ii</sup> We know that about a third of Sonoma County cases resulted from household transmission, and that crowded and unstable housing conditions raise COVID risks.<sup>iii,iv</sup>

This is a racial equity issue. Latinx and Pacific Islander communities in Sonoma County are three times more likely to be infected with COVID-19 than would be expected based on their population, and Black people are 50% more likely,<sup>v</sup> driven in part by unstable and crowded housing conditions.<sup>vi</sup> Failure to protect the housing stability of our communities today will exacerbate racial inequities in health and wealth, setting us back a generation in our work to overcome our region's deep legacy of inequitable policy choices.

We are finally on the verge of putting the worst of the pandemic behind us, but the worst of the housing crisis is yet to come if protections lapse too soon. Based on the Census' Household Pulse Survey, Policy Link estimates that approximately 3,500 Santa Rosa households are behind on rent, with approximately \$17 million in total debt.<sup>vii</sup> Many are awaiting much needed emergency rental assistance—but disbursing this aid effectively takes time, and 93% remained to be paid to landlords and tenants as of May 19th.<sup>viii</sup> Eight in 10 California renters who are behind on rent lost employment during the pandemic, and households with rent debt owe \$4,400 on average.<sup>ix</sup> Racial inequities in pre-pandemic housing and economic security and pandemic-related job and income losses have resulted in Black and Latinx renters being 1.5 times as likely to be behind on rent compared with all renters.<sup>x</sup>

Economists project a continued inequitable recovery in which many lower-wage workers will struggle for years, if not decades, to come. The COVID-19 epidemic didn't create Santa Rosa's housing crisis, nor is it responsible for the psychological and physical health impacts of being unhoused or facing eviction. These problems have been brewing for a long time, but the last year exacerbated them. Those already stretching their income and sacrificing food, health, personal care, and other important expenses to pay rent were pushed to the edge.<sup>xi</sup>

Preserving Sonoma County's COVID-19 Just Cause for Eviction protections in Santa Rosa is essential to prevent a disastrous wave of evictions, debt, homelessness, and corresponding COVID-19 infections and other negative health outcomes. In February, the Sonoma County Board of Supervisors strengthened local eviction protections by passing a COVID-19 Just Cause for Eviction ordinance, prohibiting evictions except where there is a health and safety reason or the landlord is removing the property from the rental market. These protections are only in place until September 30, 2021. In amending the eviction moratorium, the Board of Supervisors helped fill important gaps in state and federal protections, ensuring that tenants could continue to shelter in place and reducing the COVID-19 risks for all of us associated with housing instability, eviction, overcrowding, and homelessness. We encourage the Santa Rosa City Council not to opt out of these much-needed protections.

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Thank you for your leadership in responding to the COVID-19 pandemic to protect the health of all Santa Rosa residents.

Sincerely,

Will Dominie  
Impact Manager of Housing and Equitable Development  
Bay Area Regional Health Inequities Initiative  
WDominie@barhii.org

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**From:** [Danielle Terhune](#)  
**To:** [Alvarez, Eddie](#); [Sawyer, John](#); [Tibbetts, Jack](#); [Fleming, Victoria](#); [Rogers, Chris](#); [Schwedhelm, Tom](#); [Rogers, Natalie](#); [City Council Public Comments](#)  
**Subject:** [EXTERNAL] Tuesday, June 8th Meeting - Agenda Item 14.2 Comments  
**Date:** Friday, June 4, 2021 2:20:49 PM

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Dear Santa Rosa City Council,

I am concerned about Agenda Item 14.2 and the city's plan to opt out of the county's COVID-19 "Just Cause" Eviction Protections. The worst of this housing crisis is yet to come, and we all know what the snowball effect of houselessness brings to those that fall onto, or rather are kept in, hard times. We also know that a disproportionate percentage of low-income renters, the hardest hit by these evictions, are people of color.

This is an egregious example of systemic racism in action in our communities. It is also a moment where you as our leaders, can step up to the plate, and STOP this tentacle of prejudice from destroying our community member's lives.

I am asking as a member *of* the community that you serve, that you vote NO on opting out of the county's program to protect tenants from eviction. You will always be doing more harm than good if you force families out into the streets, but especially in these times, the harm snowballs into devastation quickly. Use the power that you have to keep our community housed and safe. Please VOTE NO on Agenda Item, 14.2.

Thank you,  
Danielle Cazares

**From:** [Naomi Fuchs](#)  
**To:** [City Council Public Comments](#)  
**Subject:** [EXTERNAL] Agenda Item Number 14.2: Comment from Santa Rosa Community Health  
**Date:** Sunday, June 6, 2021 7:57:13 AM  
**Attachments:** [COVID-19 Just Cause for Eviction SRCH Comments to SR City Council 210604.pdf](#)

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June 4, 2021

Mayor Chris Rogers  
Vice Mayor Natalie Rogers  
City Council Member Eddie Alvarez  
City Council Member John Sawyer  
City Council Member Jack Tibbetts  
City Council Member Victoria Fleming  
City Council Member Tom Schwedhelm

Dear Honorable Santa Rosa City Council Members:

As the largest community health center in Sonoma County, Santa Rosa Community Health cares for over 40,000 low-income children, adults, families and elders every year. We have witnessed firsthand the dramatic disparities of COVID-19 on our community. At times over the last 14 months, the COVID-positive test rate for our patients has been as high as 30%, compared to 6-8% for the County overall, with housing playing a role.

**We are writing to urge you to prevent an increase in COVID-19 risks and the other negative health impacts of housing instability by staying in alignment with Sonoma County’s COVID-19 Just Cause for Eviction protections. We are asking you to vote “no” to opting out of Sonoma County’s February 2021 amended COVID-19 Eviction Defense Ordinance (Agenda Item #14.2 on Tuesday, June 8th).**

Even before the pandemic, Santa Rosa’s housing crunch was undermining our health. Decades of public health data demonstrate that access to stable, safe, and affordable housing is critical for well-being. Low-income residents who can comfortably afford their housing, for example, are able to spend almost five times as much on healthcare and a third more on food than their severely cost-burdened peers.

Very little matters as much as a safe, stable home. We are all connected in this: a failure to keep our families and neighbors in stable housing during this time is a failure to protect all of us from a rapidly spreading virus. Loss of housing disrupts a family’s ability to shelter in place and increases the likelihood of disease transmission. Analysis led by UCLA researcher Dr. Kathryn Leifheit estimates that emergency eviction protections have already prevented 186,000 COVID-19 cases and 6,000 deaths in California. While public health has made great strides in vaccination, between approximately half and one third of Santa Rosa adults (in each zip code) are not yet fully protected<sup>[i]</sup>, and the City currently has over 200 active cases.

<sup>[ii]</sup> We know that about a third of Sonoma County cases resulted from household transmission, and that crowded and unstable housing conditions raise COVID risks.<sup>[iii],[iv]</sup>

This is a racial equity issue. Latinx and Pacific Islander communities in Sonoma County are three times more likely to be infected with COVID-19 than would be expected based on their

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population, and Black people are 50% more likely, driven in part by unstable and crowded housing conditions.<sup>[vi]</sup> Failure to protect the housing stability of our communities today will exacerbate racial inequities in health and wealth, setting us back a generation in our work to overcome our region's deep legacy of inequitable policy choices.

We are finally on the verge of putting the worst of the pandemic behind us, but the worst of the housing crisis is yet to come if protections lapse too soon. Based on the Census' Household Pulse Survey, Policy Link estimates that approximately 3,500 Santa Rosa households are behind on rent, with approximately \$17 million in total debt.<sup>[vii]</sup> Many are awaiting much needed emergency rental assistance—but disbursing this aid effectively takes time, and 93% remained to be paid to landlords and tenants as of May 19th.<sup>[viii]</sup> Eight in 10 California renters who are behind on rent lost employment during the pandemic, and households with rent debt owe \$4,400 on average.<sup>[ix]</sup> Racial inequities in pre-pandemic housing and economic security and pandemic-related job and income losses have resulted in Black and Latinx renters being 1.5 times as likely to be behind on rent compared with all renters.<sup>[x]</sup>

Economists project a continued inequitable recovery in which many lower-wage workers will struggle for years, if not decades, to come. The COVID-19 epidemic didn't create Santa Rosa's housing crisis, nor is it responsible for the psychological and physical health impacts of being unhoused or facing eviction. These problems have been brewing for a long time, but the last year exacerbated them. Those already stretching their income and sacrificing food, health, personal care, and other important expenses to pay rent were pushed to the edge.<sup>[xi]</sup>

Preserving Sonoma County's COVID-19 Just Cause for Eviction protections in Santa Rosa is essential to prevent a disastrous wave of evictions, debt, homelessness, and corresponding COVID-19 infections and other negative health outcomes. In February, the Sonoma County Board of Supervisors strengthened local eviction protections by passing a COVID-19 Just Cause for Eviction ordinance, prohibiting evictions except where there is a health and safety reason or the landlord is removing the property from the rental market. These protections are only in place until September 30, 2021. In amending the eviction moratorium, the Board of Supervisors helped fill important gaps in state and federal protections, ensuring that tenants could continue to shelter in place and reducing the COVID-19 risks for all of us associated with housing instability, eviction, overcrowding, and homelessness. We encourage the Santa Rosa City Council not to opt out of these much-needed protections.

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Thank you for your leadership in responding to the COVID-19 pandemic to protect the health of all Santa Rosa residents.

Sincerely,  
Naomi Fuchs  
CEO

## Santa Rosa Community Health

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- [i] Sonoma County Emergency. Vaccine Data. <https://socoemergency.org/emergency/novel-coronavirus/vaccine-information/vaccine-data/>
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June 4, 2021

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Vice Mayor Natalie Rogers  
City Council Member Eddie Alvarez  
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Sincerely,



CEO, Santa Rosa Community Health

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**From:** [noreply@granicusideas.com](mailto:noreply@granicusideas.com)  
**To:** [City Council Public Comments](#)  
**Subject:** [EXTERNAL] New eComment for City Council  
**Date:** Sunday, June 6, 2021 12:09:34 PM

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[SpeakUp](#)

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## New eComment for City Council

Michael Cook submitted a new eComment.

Meeting: City Council

Item: 14.2 REPORT - EVICTION ORDINANCE BACKGROUND: Over the past year, the COVID-19 pandemic has caused tremendous financial hardship in our community. Many have faced substantial loss of income or significant out-of-pocket medical expenses. Among those hardest hit are residential tenants unable to meet their rent obligations due to COVID-related financial loss. On March 24, 2020, the Board of Supervisors adopted the County of Sonoma Eviction Defense Ordinance (Ordinance 6301), prohibiting residential evictions for failure to pay rent, if that failure was due to COVID-related financial loss. The Ordinance was expressly intended to apply, and has applied, throughout the County, including in both incorporated and unincorporated areas. On February 9, 2021, the Board of Supervisors amended the County's Eviction Defense Ordinance to prohibit all evictions except (a) when necessary due to violence or threats to the health or safety of another, (b) when sought for the purpose of immediately removing the unit from the rental market, or (c) when based on non-payment of rent unrelated to financial hardships resulting from COVID-19. The amendments are intended to apply throughout the County, absent alternative action by a city. On April 6, 2021, the Council conducted a study session on residential eviction protections, including the County's February 2021 amendment to its Eviction Defense Ordinance. The Council gave direction to staff to return to the Council with a proposed City ordinance that would continue tenant protections in alignment with the County's original Ordinance without inclusion of the recent amendments. RECOMMENDATION: It is recommended that the Council consider adoption of an urgency ordinance to prohibit residential evictions for failure to pay rent due to specified COVID-related financial loss, in alignment with County of Sonoma Ordinance No. 6301 as originally adopted on March 24, 2020.

eComment: Generally, I know that the last year and a few months have been difficult for everyone and there are members of our community that have truly and significantly impacted financially. There are current State laws that are protecting tenants from eviction and late fees and interest. There are current law surrounding tenant eviction protections. There are funds to assist residents that are significantly impacted financially, to catch up on rent. There are a lot of current, existing laws, regulations, grants, etc. Why is the City of Santa Rosa considering adding another layer of regulations to an already complicated spider web of regulations, that impact not only the residents, but especially the landlords. Can you imagine being a landlord with numerous

units that have not paid rent for over a year? And there is nothing that you can do? Over a year, rents have potentially not been paid. How do landlords survive? Adding more regulations will only make it worse. I was thinking of purchasing a single family dwelling on the west side of Santa Rosa for a rental and with the current set of regulations, I could have a tenant move in to the unit, pay their deposit and not ever pay rent for the foreseeable future. That right there, is why I will not be purchasing a rental unit, and why there won't be another rental unit on the market for our residents. Think about it. Please don't add more regulation. Tenants are protected.

[View and Analyze eComments](#)

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**From:** [H PEACE](#)  
**To:** [City Council Public Comments](#); [Alvarez, Eddie](#); [Sawyer, John](#); [Tibbetts, Jack](#); [Fleming, Victoria](#); [Rogers, Chris](#); [Schwedhelm, Tom](#); [Rogers, Natalie](#)  
**Subject:** [EXTERNAL] Agenda Item Number 14.2: HPEACE Public Comment  
**Date:** Sunday, June 6, 2021 4:49:03 PM  
**Attachments:** [HPEACE Public Comment to SR City Council 6 8 21.docx](#)

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June 6, 2021

Mayor Chris Rogers  
Vice Mayor Natalie Rogers  
City Council Member Eddie Alvarez  
City Council Member John Sawyer  
City Council Member Jack Tibbetts  
City Council Member Victoria Fleming  
City Council Member Tom Schwedhelm

Dear Honorable Santa Rosa City Council Members:

We are Health Professionals for Equality and Community Empowerment, a local health professionals activism group in Sonoma County since 2016. As health professionals, many of us have been working on the front lines of the COVID-19 pandemic. We can clearly attest to the increased risks of housing stability to health in general, but this is especially true during a pandemic. Especially in Sonoma County, where there was a housing crisis even prior to the 2017 wildfires, eviction protections enacted by the Sonoma County Board of Supervisors have been essential to the health and safety of our community.

**We are writing to urge you to prevent an increase in COVID-19 risks and the other negative health impacts of housing instability by staying in alignment with Sonoma County's COVID-19 Just Cause for Eviction protections. We are asking you to vote "no" to opting out of Sonoma County's February 2021 amended COVID-19 Eviction Defense Ordinance (Agenda Item #14.2 on Tuesday, June 8th).**

Even before the pandemic, Santa Rosa's housing crunch was undermining our health. Decades of public health data demonstrate that access to stable, safe, and affordable housing is critical for well-being. Low-income residents who can comfortably afford their housing, for example, are able to spend almost five times as much on healthcare and a third more on food than their severely cost-burdened peers.

Now, as the economy begins to recover and our community starts to finally heal, the reality is inescapable: very little matters as much as a safe, stable home. And we are all connected in this. A failure to keep our families and neighbors in stable housing during this time is a failure to protect all of us from a rapidly spreading virus. Loss of housing disrupts a family's ability to shelter in place and increases the likelihood of disease transmission. Analysis led by UCLA researcher Dr. Kathryn Leifheit estimates that emergency eviction protections have already prevented 186,000 COVID-19 cases and 6,000 deaths in California. While public health has made great strides in vaccination, between approximately half and one third of Santa Rosa adults (in each zip code) are not yet fully protected<sup>[i]</sup>, and the City currently has over 200 active cases.<sup>[ii]</sup> We know that about a third of Sonoma County cases resulted from household transmission, and that crowded and unstable housing conditions raise COVID risks.



[iii] [iv]

This is a racial equity issue. Latinx and Pacific Islander communities in Sonoma County are three times more likely to be infected with COVID-19 than would be expected based on their population, and Black people are 50% more likely, [v] driven in part by unstable and crowded housing conditions. [vi] Failure to protect the housing stability of our communities today will exacerbate racial inequities in health and wealth, setting us back a generation in our work to overcome our region's deep legacy of inequitable policy choices.

We are finally on the verge of putting the worst of the pandemic behind us, but the worst of the housing crisis is yet to come if protections lapse too soon. Based on the Census' Household Pulse Survey, Policy Link estimates that approximately 3,500 Santa Rosa

households are behind on rent, with approximately \$17 million in total debt. [vii] Many are awaiting much needed emergency rental assistance—but disbursing this aid effectively takes time, and 93% remained to be paid to landlords and tenants as of May 19th. [viii] Eight in 10 California renters who are behind on rent lost employment during the pandemic, and

households with rent debt owe \$4,400 on average. [ix] Racial inequities in pre-pandemic housing and economic security and pandemic-related job and income losses have resulted in Black and Latinx renters being 1.5 times as likely to be behind on rent compared with all renters. [x]

Economists project a continued inequitable recovery in which many lower-wage workers will struggle for years, if not decades, to come. The COVID-19 epidemic didn't create Santa Rosa's housing crisis, nor is it responsible for the psychological and physical health impacts of being unhoused or facing eviction. These problems have been brewing for a long time, but the last year exacerbated them. Those already stretching their income and sacrificing food, health, personal care, and other important expenses to pay rent were pushed to the edge. [xi]

Preserving Sonoma County's COVID-19 Just Cause for Eviction protections in Santa Rosa is essential to prevent a disastrous wave of evictions, debt, homelessness, and corresponding COVID-19 infections and other negative health outcomes. In February, the Sonoma County Board of Supervisors strengthened local eviction protections by passing a COVID-19 Just Cause for Eviction ordinance, prohibiting evictions except where there is a health and safety reason or the landlord is removing the property from the rental market. These protections are only in place until September 30, 2021. In amending the eviction moratorium, the Board of Supervisors helped fill important gaps in state and federal protections, ensuring that tenants could continue to shelter in place and reducing the COVID-19 risks for all of us associated with housing instability, eviction, overcrowding, and homelessness. We encourage the Santa Rosa City Council not to opt out of these much-needed protections.

We are at an inflection point. For the first time in months, there's light at the end of the tunnel, but if we do not protect the residents who lost the most in the last 14 months, our region will not recover. If we want to move forward, we cannot leave anyone behind.



Thank you for your leadership in responding to the COVID-19 pandemic to protect the health of all Santa Rosa residents.

Sincerely,

Jennifer C. Fish, MD  
Co-Founder of HPEACE

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[i] Sonoma County Emergency. Vaccine Data. <https://socoemergency.org/emergency/novel-coronavirus/vaccine-information/vaccine-data/>

[ii] Sonoma County Emergency. Corona Cases. <https://socoemergency.org/emergency/novel-coronavirus/coronavirus-cases/>

[iii] Sonoma County Emergency. Corona Cases. <https://socoemergency.org/emergency/novel-coronavirus/coronavirus-cases/>

[iv] Benfer, Emily, et al., Eviction, Health Inequity, and the Spread of COVID-19: Housing Policy as a Primary Pandemic Mitigation Strategy (November 1, 2020). Journal of Urban Health (2020)

[v] Sonoma County Emergency. Corona Cases. <https://socoemergency.org/emergency/novel-coronavirus/coronavirus-cases/>

[vi] Benfer, Emily, et al., Eviction, Health Inequity, and the Spread of COVID-19: Housing Policy as a Primary Pandemic Mitigation Strategy (November 1, 2020). Journal of Urban Health (2020)

[vii] Policy Link. Email Correspondence, 6/3/21.

[viii] CD/CTAC Committee Meeting. <https://www.youtube.com/watch?v=mxRDII--p6A&t=5332s>, at 1:47:46

[ix] BARHII. Preventing and Eviction and Debt Epidemic. Delivering Effective Emergency COVID-19 Rental Assistance in California. <https://www.barhii.org/preventing-an-eviction-epidemic>

[x] BARHII. Preventing and Eviction and Debt Epidemic. Delivering Effective Emergency COVID-19 Rental Assistance in California. <https://www.barhii.org/preventing-an-eviction-epidemic>

[xi] BARHII. Preventing and Eviction and Debt Epidemic. Delivering Effective Emergency COVID-19 Rental Assistance in California. <https://www.barhii.org/preventing-an-eviction-epidemic>

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**From:** [Suzanne Dershowitz](#)  
**To:** [City Council Public Comments](#)  
**Subject:** [EXTERNAL] OPPOSE - Comments on Item #14.2, Amended Eviction Defense Ordinance  
**Date:** Monday, June 7, 2021 3:17:00 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[Santa Rosa COVID-19 Just Cause for Eviction Protections. 6.7.21.pdf](#)

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Dear Honorable Santa Rosa City Council Members,

**The housing, labor, political, and environmental organizations listed below urge you to vote “no” to opting out of the County’s amended COVID-19 Eviction Defense Ordinance (Agenda Item #14.2 on Tuesday, June 8<sup>th</sup>):**

- Legal Aid of Sonoma County
- Fair Housing Advocates of Northern California
- Friends of Public Banking Santa Rosa
- Graton Day Labor Center
- North Bay Jobs with Justice
- North Bay Labor Council, AFL-CIO
- Oakmont Democratic Club
- Oakmont Progressives
- Sonoma County Tenants Union
- Sonoma Valley Housing Group
- 350 Sonoma

**These temporary, emergency protections are necessary to prevent displacement and homelessness in Santa Rosa and prevent the spread of COVID-19 in Sonoma County.**

Please see our detailed comments below and attached.

Sincerely,  
Suzanne Dershowitz  
Housing Policy Attorney  
Legal Aid of Sonoma County  
[sdershowitz@legalaidsc.com](mailto:sdershowitz@legalaidsc.com)

~~~

We are gravely concerned about the upcoming City Council vote to opt out of the County’s amended COVID-19 Eviction Defense Ordinance (Agenda Item #14.2 on Tuesday, June 8th). **We urge you to vote “no” to opting out of the County’s COVID-19 Just Cause for Eviction protections – these temporary, emergency protections are necessary to prevent displacement and homelessness in Santa Rosa and prevent the spread of COVID-19 in Sonoma County.** We are finally on the verge of putting the worst of the health crisis behind us, but the worst of the housing crisis is yet to come if protections lapse too soon.

Low-income renters, disproportionately people of color, will continue to face enormous challenges in

the months ahead as the economy begins to recover. While public health has made great strides in vaccination, between approximately half and one third of Santa Rosa adults (in each zip code) are not yet fully protected. ^[1] Many households are awaiting much-needed emergency rental assistance—but 93% remained to be paid to landlords and tenants as of May 19th. ^[2]

Why Sonoma County Enacted COVID-19 Just Cause for Eviction Protections in February, 2021:

Judicial Council Emergency Rule 1, which lasted until September 1, 2020, barred all evictions in California except where necessary to protect public health and safety. It successfully kept the vast majority of our clients and community members housed and prevented the spread of COVID-19. Emergency Rule 1 was replaced with California state law AB 3088 and then SB 91 – laws which mainly protect tenants from eviction for nonpayment of rent. **Under current state law, landlords can still lawfully evict tenants for 16 reasons unrelated to a tenant’s inability to pay rent due to COVID-19.** As a result, in the months following the sunset of Emergency Rule 1, there was a significant rise in evictions on grounds unrelated to nonpayment of rent.

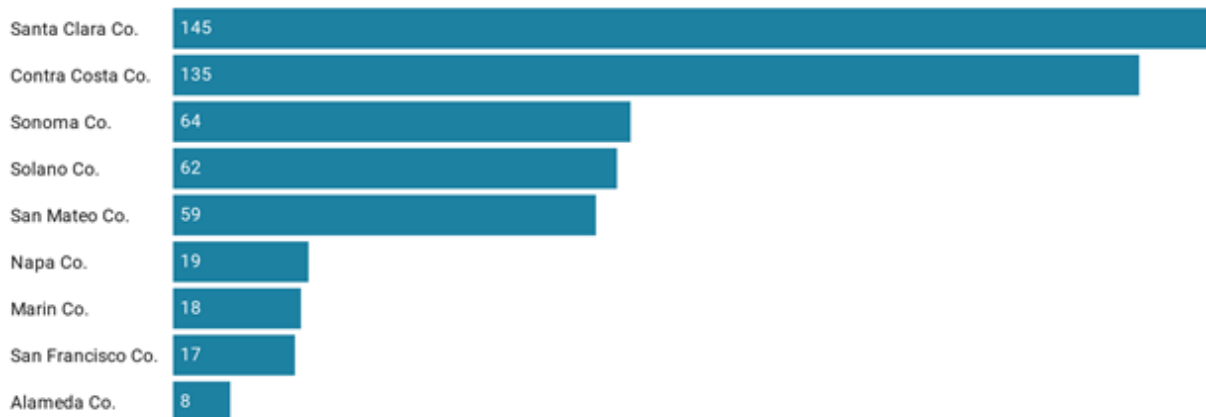
Evictions based on minor lease violations, like taking in a family member who is not on the lease, and evictions based on minor nuisance activity, like playing loud music on the premises, proliferated – especially for tenants unable to pay rent due to COVID-19. Under normal conditions, a landlord’s ability to terminate residential tenancies based on these scenarios might be a reasonable balancing of the interests of landlords and tenants. However, that balancing is clearly inappropriate within the context of a deadly pandemic where eviction can lead to doubling up in homes, overcrowded shelters, lack of social distancing, and the continuous spread of the virus – as well as the educational disruption of school-aged children in displaced and vulnerable households.

Sonoma County Court Data Demonstrating a Rise in Eviction Cases after California Law AB 3088 Passed on September 1, 2020, Allowing Most Evictions to Move Forward Again:

- During the 147 days between April 6, 2020 and September 1, 2020 when California Judicial Council Emergency Rule 1 was in effect, only 53 residential eviction cases were filed in Sonoma County Superior Court.
- During the following 93 days after Emergency Rule 1 was lifted (between September 2, 2020 and December 3, 2020), 117 residential eviction cases were filed. The rate of cases filed per day **more than tripled** from 0.36 per day when Emergency Rule 1 limited evictions to those necessary for public health and safety to 1.26 per day after it expired and was replaced by California state law allowing evictions based on other reasons to move forward.

In January, [KQED reported that Sonoma County had the third highest number of total reported evictions](#) of all Bay Area counties between March 19 and December 31, 2020, according to data from sheriffs’ offices in the nine counties. ^[3]

Total Reported Evictions, March 19 - Dec. 31, 2020



When presented with this data, the County Board of Supervisors passed Ordinance No. 6337 in February, amending the County eviction moratorium to prevent evictions except where there is a health and safety reason or the landlord is withdrawing the property from the rental market. Your Council should not opt out of these much-needed protections for Santa Rosa tenants.

Under the current County ordinance, landlords can still evict tenants for health and safety reasons, such as when a tenant’s conduct threatens the health, safety, or security of other residents or the landlord, **or to take the property off the market**. Criminal activity involving a firearm on the premises, threats of violence to the landlord or other tenants, and destruction of property that jeopardizes the health and safety of other occupants, are some examples of allowable reasons for a landlord to evict under the County’s amended eviction moratorium.

Furthermore, opting out of the County’s eviction moratorium will again put Santa Rosa tenants who are not covered under California’s Tenant Protection Act of 2019 (AB 1482) at risk of “no cause” evictions starting July 1, 2021. This means landlords will again be able to evict tenants in exempt properties without stating **any reason whatsoever**. Santa Rosa tenants who live in single-family homes that are not owned by a corporation, ^[4] new units built in the last 15 years, and other exempt properties will be evicted without cause this summer while they are still trying to get back on their feet from the economic fallout of COVID-19. The County’s COVID-19 just cause protections extend until **September 30, 2021** – these three months are critical for low-income families to stabilize.

Your City Council should recognize the significant risk of eviction facing the city’s most vulnerable tenants, disproportionately undocumented members of our community, and vote no to opting out of the County’s eviction moratorium. Once an eviction action is final, there is no way to undo the damage for those families who are evicted from their homes. Your “no” vote will ensure that vulnerable families are protected while our community heals from the devastation caused by this pandemic. Please contact Legal Aid if you have any questions or wish to discuss this issue further.

Sincerely,

Suzanne Dershowitz, Housing Policy Attorney, **Legal Aid of Sonoma County**
Julia Howard-Gibbon, Supervising Attorney, **Fair Housing Advocates of Northern California**
Shelly Browning, Co-founder, **Friends of Public Banking Santa Rosa**
Renee Saucedo, Program Director, ALMAS, **Graton Day Labor Center**
Max Alper, Executive Director, **North Bay Jobs with Justice**
Maddy Hirshfield, Political Director, **North Bay Labor Council, AFL-CIO**
Tom Amato, Chair, **Oakmont Democratic Club**
Chris Thompson, Steering Committee Member, **Oakmont Progressives**
Rachel Marcus, President, **Sonoma County Tenants Union**
Dave Ransom, **Sonoma Valley Housing Group**
Sunny Galbraith, Steering Committee Member, **350 Sonoma**

[1] Sonoma County Emergency. Vaccine Data. <https://socoemergency.org/emergency/novel-coronavirus/vaccine-information/vaccine-data/>.

² CD/CTAC Committee Meeting. <https://www.youtube.com/watch?v=mxRDII--p6A&t=5332s>, at 1:47:46.

³ These numbers represent only a fraction of the total number of people who were forced from their homes during that period because the vast majority of tenants leave before the sheriff gets involved.

⁴ In Santa Rosa, the share of housing stock that is single-family homes is above that of other jurisdictions in the region. [Housing Needs Data Report: Santa Rosa](#) at 7, ABAG/MTC, April 4, 2021.


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[1] Sonoma County Emergency. Vaccine Data. <https://socoemergency.org/emergency/novel-coronavirus/vaccine-information/vaccine-data/>.

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Legal Aid's mission is to promote social justice and advance basic human rights for vulnerable people in our community.

Board of Directors

June 7, 2021

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Smith Dollar PC

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Private Fiduciary

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Vice Mayor Natalie Rogers
City Council Member Eddie Alvarez
City Council Member John Sawyer
City Council Member Jack Tibbetts
City Council Member Victoria Fleming
City Council Member Tom Schwedhelm

Dear Honorable Santa Rosa City Council Members:

Directors

Devina Douglas
Attorney at Law

Jennifer Douglas
Dickenson, Peatman & Fogarty

John Farrow
Farrow Commercial

Executive Director
Ronit Rubinoff

We are gravely concerned about the upcoming City Council vote to opt out of the County's amended COVID-19 Eviction Defense Ordinance (Agenda Item #14.2 on Tuesday, June 8th). **We urge you to vote "no" to opting out of the County's COVID-19 Just Cause for Eviction protections – these temporary, emergency protections are necessary to prevent displacement and homelessness in Santa Rosa and prevent the spread of COVID-19 in Sonoma County.** We are finally on the verge of putting the worst of the health crisis behind us, but the worst of the housing crisis is yet to come if protections lapse too soon.

Low-income renters, disproportionately people of color, will continue to face enormous challenges in the months ahead as the economy begins to recover. While public health has made great strides in vaccination, between approximately half and one third of Santa Rosa adults (in each zip code) are not yet fully protected.¹ Many households are awaiting much-needed emergency rental assistance—but 93% remained to be paid to landlords and tenants as of May 19th.²

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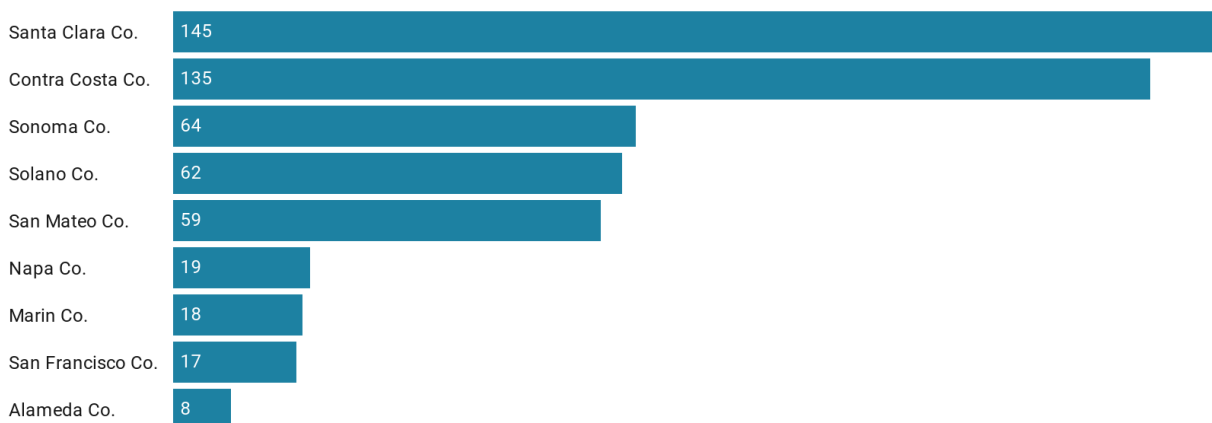
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Furthermore, opting out of the County's eviction moratorium will again put Santa Rosa tenants who are not covered under California's Tenant Protection Act of 2019 (AB 1482) at risk of "no cause" evictions starting July 1, 2021. This means landlords will again be able to evict tenants in exempt properties without stating **any reason whatsoever**. Santa Rosa tenants who live in single-family homes that are not owned by a corporation,⁴ new units built in the last 15 years, and other exempt properties will be evicted without cause this summer while they are still trying to get back on their feet from the economic fallout of COVID-19. The County's COVID-19 just cause protections extend until **September 30, 2021** – these three months are critical for low-income families to stabilize.

Your City Council should recognize the significant risk of eviction facing the city's most vulnerable tenants, disproportionately undocumented members of our community, and vote no to opting out of the County's eviction moratorium. Once an eviction action is final, there is no way to undo the damage for those families who are evicted from their homes. Your "no" vote will ensure that vulnerable families are protected while our community heals from the devastation caused by this pandemic. Please contact Legal Aid if you have any questions or wish to discuss this issue further.

Sincerely,

Suzanne Dershowitz, Housing Policy Attorney, **Legal Aid of Sonoma County**
Julia Howard-Gibbon, Supervising Attorney, **Fair Housing Advocates of Northern California**
Shelly Browning, Co-founder, **Friends of Public Banking Santa Rosa**
Renee Saucedo, Program Director, ALMAS, **Graton Day Labor Center**
Max Alper, Executive Director, **North Bay Jobs with Justice**
Maddy Hirshfield, Political Director, **North Bay Labor Council, AFL-CIO**
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From: [Allegra Wilson](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Item 14.2
Date: Monday, June 7, 2021 3:30:50 PM

Members of the Council,

Please do not opt out of the COVID-19 County's Just Cause Eviction protections. We already have a housing crisis in our city. Opting out of these protections will cause more children, elders, and families to lose their housing. The pandemic isn't over, and the economic recovery has not reached the most vulnerable people in our community. While I know many landlords would argue that they have been hit hard by this pandemic, they are at least not in danger of losing the roof over their heads. They can still lawfully evict tenants for many other reasons-- just not because the tenant is unable to pay rent due to the COVID-19 pandemic and the economic impacts it continues to have.

What kind of a city do we want to live in? Removing protections for renters makes it easier to evict the working class and continue to raise rental prices. Who will work in our schools, restaurants, offices, and stores as costs continue to increase and evictions rise? Sonoma County had the third highest number of evictions in the Bay Area during 2020. We already see sweeps on unhoused communities on a weekly basis. To opt out of the County's protections for renters at this point would be inhumane, bad for business, bad for families, and make it harder for Santa Rosa as a whole to recover from the multiple disasters we have faced over the past several years.

From: [Carol Ciavonne](#)
To: [_CityCouncilListPublic](#)
Subject: [EXTERNAL] Please don't opt out of COVID-19 County's Just Cause Eviction protections
Date: Monday, June 7, 2021 4:25:14 PM

Dear Members of the Council,

Please do not opt out of the COVID-19 County's Just Cause Eviction protections. Opting out of these protections will cause more children, elders, and families to lose their housing, and we currently have a housing crisis. This would cause more hardship. The pandemic isn't even over yet, much as we would like to believe it is. While I know many landlords would argue that they have been hit hard by this pandemic, they are at least not in danger of losing the roof over their heads. They can still lawfully evict tenants for many other reasons-- just not because the tenant is unable to pay rent due to the COVID-19 pandemic and the economic impacts it continues to have.

It is past time to consider the people who work in our schools, restaurants, offices and stores... the essential workers who kept working during the worst of the pandemic. Besides the sheer inhumanity of an opt-out on protections, on a purely practical basis: who will work in our schools, restaurants, offices, and stores as costs continue to increase and evictions rise? Sonoma County had the third highest number of evictions in the Bay Area during 2020. We already see sweeps on unhoused communities on a weekly basis. To opt out of the County's protections for renters at this point would be inhumane, bad for business, bad for families, and make it harder for Santa Rosa as a whole to recover from the multiple disasters we have faced over the past several years.

Carol Ciavonne

From: [Hody Wilson](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] item 14.2
Date: Monday, June 7, 2021 4:34:54 PM

Council Members,

I encourage you to keep all protections for renters that the COVID Just Cause for Evictions. Many members of our community are still suffering from the health issues and economic hardships that the pandemic has brought to our county. Many of these people are the very low income essential workers that we have been calling heroes for the past year. Please don't abandon these people; stand by them until this pandemic is fully behind us. The last thing that most of us want to see is another surge of homelessness in Santa Rosa.

Thank You for your consideration,

Harold Wilson

From: [Carol Ciavonne](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Please do not opt out of the COVID 19 County's Just Cause Eviction protections
Date: Monday, June 7, 2021 4:39:00 PM

Dear Members of the Council,

Please do not opt out of the COVID-19 County's Just Cause Eviction protections. Opting out of these protections will cause more children, elders, and families to lose their housing, and we currently have a housing crisis. This would cause more hardship. The pandemic isn't even over yet, much as we would like to believe it is. While I know many landlords would argue that they have been hit hard by this pandemic, they are at least not in danger of losing the roof over their heads. They can still lawfully evict tenants for many other reasons-- just not because the tenant is unable to pay rent due to the COVID-19 pandemic and the economic impacts it continues to have.

It is past time to consider the people who work in our schools, restaurants, offices and stores... the essential workers who kept working during the worst of the pandemic. Besides the sheer inhumanity of an opt-out on protections, on a purely practical basis: who will work in our schools, restaurants, offices, and stores as costs continue to increase and evictions rise? Sonoma County had the third highest number of evictions in the Bay Area during 2020. We already see sweeps on unhoused communities on a weekly basis. To opt out of the County's protections for renters at this point would be inhumane, bad for business, bad for families, and make it harder for Santa Rosa as a whole to recover from the multiple disasters we have faced over the past several years.

Carol Ciavonne



June 2, 2021

Santa Rosa City Council
100 Santa Rosa Ave.
Santa Rosa, CA 95404

SUBJECT: June 8, 2021 Agenda Item 14.2 REPORT - EVICTION ORDINANCE

Dear Mayor Rogers and Members of the City Council:

On behalf of Providence Santa Rosa Memorial Hospital, I am urging the City Council NOT to opt-out of the much-needed COVID-19 just cause protections that the County enacted in February.

At Providence, we believe health is a human right. Everyone deserves the chance to live the healthiest life possible, especially those who are poor and vulnerable. But it's not easy to take care of your health when you don't have a safe place to call home.

The Eviction Defense Ordinance No. 6301 adopted by the Sonoma County Board of Supervisors on March 24, 2020 prohibits residential evictions for failure to pay rent, if that failure was due to COVID-related financial loss. The Ordinance was expressly intended to apply and has applied, throughout Sonoma County.

The Board of Supervisors subsequently amended the ordinance on February 9, 2021, to prohibit all evictions except (a) when necessary due to violence or threats to the health or safety of another, (b) when sought for the purpose of immediately removing the unit from the rental market, or (c) when based on non-payment of rent unrelated to financial hardships resulting from COVID-19. These amendments were also intended to apply throughout the County of Sonoma.

Over the past year, we have seen the financial hardships in our community continue to mount because of the COVID-19 pandemic. While we applaud federal, state, and local actions taken to address tenants' inability to pay rent due to COVID-19, we must continue to protect Sonoma County's most vulnerable renters including our already vulnerable Latinx populations.

Providence is committed to finding ways to ensure this crisis does not further exacerbate our housing challenges. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Tyler Hedden".

Tyler Hedden, FACHE
Chief Executive, Providence Santa Rosa Memorial Hospital