



March 15, 2020

Mayor Larry Klein and Members of City Council
City of Sunnyvale
456 West Olive Avenue
Sunnyvale, 94086
Via Electronic Mail Only

Re: Eviction Moratorium – Urgency Ordinance

Dear Mayor Klein and Members of City Council:

I write on behalf of the Law Foundation of Silicon Valley, Sacred Heart Community Service and Affordable Housing Network of Santa Clara County to ask that the City of Sunnyvale **enact an immediate moratorium on all evictions during the COVID -19 pandemic**. Specifically, we ask that the City of Sunnyvale pass an urgency ordinance prohibiting landlords from filing nonpayment of rent evictions through the duration of the COVID-19 public health crisis in Santa Clara County. Additionally, we request that Sunnyvale stop all homeless encampment sweeps and abatements while this crisis is ongoing. **A proposed ordinance is attached.**

We are in an unprecedented public health crisis, and those who are low-income, and are already highly rent-burdened are most at risk during this crisis. There are many different ways renters' incomes will likely be impacted, including illness, illness of a family member, work closures due to lost customers or governmental restrictions on public activities, absences from work due to school closures, and lost clients or work for those who are self-employed or work in the "gig" economy for companies such as Uber or Doordash.

Given that the severe consequences of eviction – including homelessness and forcing families to move into overcrowded conditions – have the potential to spread the virus even further, the City Council must take immediate action to prevent low-income tenants from losing their housing to limit the spread of COVID-19 in Santa Clara County.

It is critically important that any tenant who is unable to pay rent because of financial hardship related to COVID-19 can access the protection an eviction moratorium would provide. Therefore, City Council should enact an **unconditional moratorium** on evictions for nonpayment of rent without any documentation requirements or other obstacles for tenants in establishing that their inability to pay rent is related to the COVID-19 virus.

City Council must also ensure that landlords and tenants are aware of the moratorium and the urgency ordinance. Tenants must be given notice that these emergency protections are in place. One way that the City can ensure tenants receive this notification is to require landlords to provide their tenants written notice advising them of their rights during this public health crisis. In this notice, landlords should also be required to tell their tenants about organizations where a tenant can go to access emergency financial assistance to help them pay rent.

We acknowledge that landlords may be immediately impacted by instituting an unconditional moratorium and enacting an urgency ordinance to prohibit landlords from filing new evictions. However, given the serious and potentially devastating consequences to tenants and the community at large of proceeding with evictions while COVID-19 crisis is ongoing, the City of Sunnyvale should do everything it can to minimize the long-term impact of this public health crisis on its citizens and the long-term financial stability of the community.

Finally, it is imperative that the City of Sunnyvale take immediate action to halt all encampment sweeps within its jurisdiction. Encampment sweeps have a destabilizing impact upon unhoused residents of a community, even without the added trauma of a public health crisis such as COVID-19. Conducting encampment sweeps now would have an even greater impact upon the unhoused community as many people who are unhoused cannot access healthcare and may have weakened immune systems due to ongoing health problems. If an unhoused person is exposed to the virus and is forced from their encampment and moved to another location, there is great risk that the virus will spread from one encampment to another and throughout the community.

We welcome the opportunity to discuss these comments with you. I can be reached at (408) 280-2410 or by email to annettek@lawfoundation.org.

Sincerely,

/s/ Annette D. Kirkham

Annette D. Kirkham

Senior Attorney

Jenny Carloni

Subject: FW: Rent During State of Emergency

From: Devin Pacini <devinpacini@gmail.com>

Sent: Wednesday, March 18, 2020 10:24 AM

To: HousDiv AP <housing@sunnyvale.ca.gov>

Subject: Rent During State of Emergency

ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Hello,

My name is Devin and I'm a resident of Sunnyvale. Due to the state of emergency, caused by Covid 19, my pay for this month has been impacted but as far as I'm aware rent is still due for all residents at the usual time(s) this month. Speaking as someone who would be helped greatly by rent being postponed I was wondering if the City was going to issue any action in regards to rent or if you were talking with State level government about this issue. Thank you for your time and I hope to hear back from someone soon about this matter.

Kind regards,
Devin Pacini

From: [Council AnswerPoint](#)
To: [Jennifer Nunez](#)
Cc: [Kent Steffens](#); [Teri Silva](#); [Trudi Ryan](#); [Deborah Gorman](#); [Jenny Carloni](#); [John A. Nagel](#); [Nelia Lopez](#); [Jacqueline Guzman](#)
Subject: POLICY--FW: Emergency Eviction Ordinance
Date: Monday, March 16, 2020 8:59:29 AM

Councilmembers:

Forwarding to you from Council AnswerPoint.

Regards,

Jennifer Nuñez
Executive Assistant- Mayor & Council
Office of the City Manager
City of Sunnyvale
Phone: 408-730-7913

From: Richard Mehlinger <rmehlinger@gmail.com>
Sent: Sunday, March 15, 2020 3:08 PM
To: Council AnswerPoint <council@sunnyvale.ca.gov>
Subject: Emergency Eviction Ordinance

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Dear Honorable Councilmembers,

I write this in my personal capacity. I urge you to vote Tuesday to agendize a temporary ban on evictions for individuals and small businesses for your March 31 meeting. This stay could be modeled on the ordinances passed or under consideration in the cities of San Jose or Oakland, but it should be passed as an emergency ordinance and made retroactive to Feb. 29.

We are facing unprecedented circumstances. Much of our society and economy will have to shut down. Evictions risk exacerbating this crisis now and making recovery harder. Please act to protect Sunnyvale's residents and small businesses.

Very Sincerely,
Richard Mehlinger

From: [Kriti Garg](#)
To: [Larry Klein](#); [Nancy Smith](#); [Gustav Larsson](#); [Glenn Hendricks](#); [Russ Melton](#); [Michael S. Goldman](#); [Mason Fong](#)
Cc: [Jenny Carloni](#)
Subject: SV@Home Position Regarding Emergency Eviction Moratorium
Date: Tuesday, March 17, 2020 4:16:02 PM
Attachments: [Outlook-Membership.png](#)

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Dear Mayor Klein, Vice Mayor Smith, and Councilmembers Larsson, Hendricks, Melton, Goldman, and Fong,

On behalf of SV@Home and members, we want to thank the City Council and city employees for all of their efforts to keep our communities safe during a difficult time as well as the social service agencies that are working around the clock to help those in need. We know that everyone is being impacted by this public health crisis and that the most vulnerable members of our community, especially those who are housing insecure or experiencing homelessness, are being hit the hardest.

We are encouraged by Governor Newsom's [Executive Order](#) issued last night that recognizes the severity of the impact of potentially losing one's home during the pandemic and authorizes cities to take action to stop evictions of residents who are experiencing extra hardships due to COVID-19.

To that end, we urge the city to consider emergency measures that would protect vulnerable residents from evictions during this time of financial and household strains as well as other actions that provide additional support to our neighbors who are experiencing homelessness. As other jurisdictions consider similar measures across the County, we encourage cities to coordinate approaches to avoid a patchwork of different policies that could confuse both tenants and landlords.

Even in this time of social distancing, this is how we can come together as a community and help those who need it most.

Sincerely,

Kriti Garg
Policy and Outreach Associate, SV@Home
408.752.2717 | kriti@siliconvalleyathome.org
Pronouns: she/her



Want to solve the housing crisis? Be a part of the solution. [Join as a member today!](#)

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