

DATE 3/2/21

ITEM NO. RA 8

Melissa Whitney

From: beeksc creations [REDACTED]
Sent: Monday, March 1, 2021 9:08 AM
To: District1; District3; District4; DIST2; District5; Julie Castaneda; COB_mail
Subject: Please enter into public record re: Eviction Moratorium

Categories: Teal Category

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Good Morning County Board of Supervisors

Please reconsider your proposed eviction moratorium to ONLY include those that are delinquent on rent due to lack of ability to work due to **Covid 19 ONLY**.

You are slowly destroying our City and County by imposing such restrictive rules for Landlords. Not only are they already hurting due to lack of rent being paid to them, but now you are tying their hands on managing peaceful living and safety to the community.

You do not have the authority to do what you are doing! I'm not sure if you realize how this can impact the ability to evict someone who is breaking the rules and the law. YOU HAVE NO IDEA WHAT YOUR UNINTENDED CONSEQUENCES WILL BE AND THEREFORE YOU SHOULD RETHINK THIS.

I would also like to add that you all should be working to get everyone back to work so they can pay their rent so there doesn't have to be an eviction moratorium . You really want to be like NYC? Stop with these pointless restrictions!!!!!!

Mary - Resident of District 01 - trust me, I pay lots of taxes that actually go to more than just my district. So all of you count!

Sent with ProtonMail Secure Email.

MARU-214M02COPC1KCF-PD

mw

March 1, 2021

Board of Supervisors
130 W Congress St
Tucson, AZ 85701

RE: Discussion/action regarding moratorium on evictions in Pima County.

Dear Chair Bronson and Supervisors,

I am writing this letter both as an Apartment Owner, and as a Real Estate Broker who works with many/most of the owners of apartments in Tucson.

I object to the County's consideration of a local eviction moratorium. I will make this letter brief and ask you to consider the full impact of this legislation. Although I believe this legislation is not even legal, I will leave that to people who know the law way better than I do.

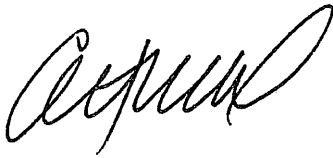
My main objections to this proposed legislation are three-fold, as follows:

1. **Apartment owners are being singled out as the only ones that the County is asking to bear the burdens of Covid.** As an example, you are not asking grocery stores to offer free food, restaurants to provide free meals, TEP to waive all power bills, or Medical professionals to waive their fees. You are not asking all lenders nationwide to waive payment from homeowners. My lender on two of our properties is a quasi-governmental entity-Freddie Mac. Freddie Mac is NOT going to waive any portion of our loan payments. They do not care what some county in Arizona does or does not legislate. They want their money as promised. *Why should apartment owners be singled out?*
2. **A moratorium on evictions (as I understand it) would forbid evictions for many reasons,** not just for non-payment of rent due to Covid reasons. *This legislation protects tenants who do not respect the rights of other tenants.* This would include loud noise, barking dogs, refusal to wear masks in fitness centers, leasing centers and other areas. The many are endangered by the few.

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3. **The financial impact of Covid is in the home stretch.** From what the experts are saying the US and County are within 2-3 months of having the combination of the majority vaccinated and herd immunity. The Federal Government seems to be on the verge of passing a ~\$2T bill to provide relief to most low- and middle-income earners. For this reason alone, this legislation is not needed.

Thank you for considering,

A handwritten signature in black ink, appearing to read 'Art Wadlund', with a stylized, cursive script.

Art Wadlund