# AGENDA MATERIAL DATE 3/2/21 TEM NO. RA 8

## Jessica Kopfmann

From:

Julie Castaneda

Sent:

Monday, March 1, 2021 4:34 PM

To:

COB\_mail

Subject:

FW: Pima County Eviction Moratorium

**From:** Sonoran Terraces (Manager) < <u>sonoranmgr@nals.com</u>>

Sent: Monday, March 1, 2021 4:29 PM

**To:** District1 < <u>District1@pima.gov</u>>; DIST2 < <u>DIST.2@pima.gov</u>>; District3 < <u>District.3@pima.gov</u>>; District4 < <u>District4@pima.gov</u>>; District5 < <u>District5@pima.gov</u>>; Julie Castaneda < <u>julie.castaneda@pima.gov</u>>

Cc: Lauren Romero < <a href="mailto:lromero@azmultihousing.org">lromero@azmultihousing.org</a>>

Subject: Pima County Eviction Moratorium

**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.

### To Whom It May Concern,

I am a property manager in Pima County and I urge you to reconsider the local eviction moratorium. COVID has created a difficult time for us all, and we are both empathetic and compassionate about those hardships. We have made payment arrangements, deferred rent amounts, and worked with your rental assistance programs. Those same rental assistance programs seem to also be struggling with issuing checks to residents in need. Any solutions related to COVID rental assistance and eviction should not inhibit lease enforcement in other areas.

The proposal to prohibit all evictions is not a direction that should be considered for a multitude of reasons. First and foremost is safety. While the desire is to prevent someone from losing their home, there is a lot more at stake if that end goal is painted with broad strokes. Aggressive animals, for example. If an aggressive animal causes injury or worse to another animal or person, those lease holders must remove the animal or face eviction. If we are unable to enforce basic lease provisions, the animal would potentially be allowed to stay. If that same animal were to hurt someone else, it would be because you failed to protect landlords and residents by removing remedies afforded by the lease agreement. This same example can be extrapolated into many scenarios: domestic violence, drug related offenses, theft, and exceeding occupancy standards causing fire and other health and safety concerns.

I would urge you to reconsider the move towards a ban on all evictions. There are reasons that the lease agreements are structured the way they are, and we are all bound by Fair Housing. If there are some landlords that are bending the rules, they should be dealt with on a case-by-case basis and they should be punished accordingly. Please do not impede my ability to provide fair and safe housing for my residents by allowing bad apples, who will discover there is a ban on evictions, to act out and create havoc.

Regards,

### **Chris Burham**

**Property Manager** 

NALS | Sonoran Terraces – A Smoke Free Community 7887 N. La Cholla Blvd., Tucson, AZ 85741 p: 520.742.5579 | f: 520.297.1934 Email Us | Visit Us

# Jessica Kopfmann

From:

Julie Castaneda

Sent:

Monday, March 1, 2021 4:34 PM

To:

COB mail

Subject:

FW: Against Prohibiting Non-compliance Evictions within Pima County

From: Rebecca Schulte < info@propertytucson.com >

Sent: Monday, March 1, 2021 4:21 PM

To: Julie Castaneda < julie.castaneda@pima.gov >

Subject: Against Prohibiting Non-compliance Evictions within Pima County

**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.

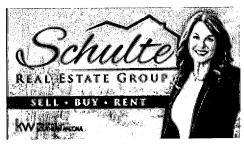
Dear Ms Castaneda,

I feel the strong need to reach to you with regards to prohibiting non-compliance evictions within Pima County. I have been managing property in Pima County for over 30 years and I ask you to please vote against prohibiting non-compliance evictions within Pima County.

- 1. Clearly the proposed eviction ban would prohibit owners from enforcing mask requirements on the property.
- 2. Property owners and managers will no longer be able to enforce smoking prohibitions on the property. For example, if a neighbor in the adjoining unit complains to management about marijuana or tobacco smoke, management can no longer remedy or enforce the property's smoke-free policies.
- 3. Property owners and managers will be unable to remove persons who present a health and safety hazard to the community, such as bed bugs, cockroach and other infestations in their rental unit.
- 4. Additionally the property owners won't be able to manage noise violations so if a neighbor complains about a noisy neighbor, the manager will be unable to remedy the situation.

I appreciate your consideration.

Thank you.
Rebecca Schulte
Associate Broker
Property Manager
Keller Williams Southern Arizona



Rebecca Schulte

Schulte Real Estate Group Real Estate Sale & Property Management

a., a

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Tucson, AZ 85715

Rebecca@PropertyTucson.com
 PropertyTucson.com
 RentPropertyTucson.com

# MROINING MACHOLINE ME.

# Jessica Kopfmann

From:

Julie Castaneda

Sent:

Monday, March 1, 2021 4:45 PM

To:

COB\_mail

Subject:

FW: Action regarding codifying, extending, and/or expanding a moratorium on evictions

in Pima County

From: Stacey <<u>stacey@azfirst.com</u>>
Sent: Monday, March 1, 2021 4:45 PM

To: Julie Castaneda < julie.castaneda@pima.gov>

Subject: Action regarding codifying, extending, and/or expanding a moratorium on evictions in Pima County

**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.

Dear Chair Bronson and Supervisors,

As a property management company in Pima County with 2300+ units, we feel it is necessary to voice our concerns regarding the moratorium. As property owners/managers we are contracted to provide a safe, healthy, and peaceful living environment for all residents. We find it nearly impossible to do so if we are unable to enforce lease violations regarding; health and safety issues such as bedbugs, roaches, and other infestations in a rental unit; occupancy restrictions in rental units, gyms, pools, and common areas to reduce COVID infection rates; and property owners /managers will be unable to remove persons from the community who pose a danger and who are not listed on the lease and moved in without authorization.

The Board's decision deprives property owners/managers of their statutory and contractual rights to ensure that the community standards are maintained for benefit of all residents.

Thank you in advance for your reconsideration.

Ann Diaz Principal AZ 1<sup>st</sup> Realty Management

Stacey Allis Director of Operations AZ 1<sup>st</sup> Realty Management 520-903-20990 520-629-0787f