

Jessica Kopfmann

From: Billy Peard <[REDACTED]>
Sent: Tuesday, March 2, 2021 10:34 AM
To: COB_mail
Subject: Comment to Agenda Item 8 in today's meeting

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Good morning:

I am writing in regards to Agenda Item #8, related to eviction prevention. During this morning's meeting, several landlords spoke during call to the audience. All of those commenting represented large landlords, each with hundreds or thousands of rental units in Southern Arizona and each with the benefit of sophisticated legal counsel to navigate the byzantine eviction process.

The question at hand this morning is related to the ability of landlords to secure evictions for things other than nonpayment of rent. Most notably, for what Arizona state law refers to as "material and irreparable" breaches of leases. Large landlords typically include long and complicated clauses in these lease agreements, which provide the landlord the legal "hook" to evict for any number of things. Most notably, the classic "crime free addendum" provision of a standard large landlord lease, which says that an arrest on premises is enough to trigger eviction. These addendums frequently are written so broadly that it doesn't matter whether a person was convicted for a crime, only that a person was arrested. Also, the person arrested need not have been the tenant at all. For example, a tenant who is a victim of domestic violence could be evicted for calling the police on his/her abuser.

While these clauses existed long before COVID, they have gained heightened attention and have been relied upon more heavily by the likes of HSL and the dues-paying members of the Arizona Multihousing Association (both of whom testified this morning). Omitted from the statements this morning were any references to the fact that large landlords - temporarily unable to evict for nonpayment of rent - assiduously seek out minor and oftentimes tragically technical "breaches" of a lease to get around CDC and similar moratoriums.

I urge the Board to close these loopholes while the current crisis exists, to ensure that a domestic violence victim cannot be evicted as a backdoor to nonpayment of rent. I urge the Board to close the loophole that currently allows a tenant to be evicted for minor breaches which the sophisticated landlord attorneys call "material and irreparable." If a landlord claims a breach to be "irreparable" - the county's justices of the peace and judges pro tem ought to require evidence that the breach is truly irreparable (ie, unable to be corrected by the tenant).

Without such reforms, the federal CDC moratorium will be a moratorium only for the small landlords who lack sophisticated legal counsel and rely on rent payments to cover the mortgage. Once again, a policy favoring the wealthy landlord class.

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Jessica Kopfmann

From: Jessica Sampson <[REDACTED]>
Sent: Tuesday, March 2, 2021 11:08 AM
To: COB_mail
Subject: Eviction moratorium

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To: Pima County Board of Supervisors

Do Not Rescind Pima County's eviction moratorium.

The tenants' voices are calling for a stable homes to help their families get through this unprecedented time.

Pima County is part of a national problem and their help is needed by continuing their eviction moratorium.

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Jessica Kopfmann

From: Mary Miles <[REDACTED]>
Sent: Tuesday, March 2, 2021 11:26 AM
To: COB_mail
Subject: Pima County Board of Supervisors

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Do Not rescind Pima County's eviction moratorium.

Tenants need stable homes during this pandemic. Do not create more havoc for people.

Mary Martha Miles
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