

DATE 3/2/21

ITEM NO. RA 8

Jessica Kopfmann

From: notification@pima.gov
Sent: Tuesday, March 2, 2021 4:15 PM
To: COB_mail
Subject: Clerk of the Board Feedback Form 2021-03-02 04:15 PM Submission Notification

Clerk of the Board Feedback Form 2021-03-02 04:15 PM was submitted by Guest on 3/2/2021 4:15:12 PM (GMT-07:00) US/Arizona

Name **Value**

First Name Art

Last Name Wadlund

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City Tucson

State AZ

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Message Subject Eviction Moratorium

Comment

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. 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,

Response requested Yes

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