



Special Meeting Agenda

City Council

Rich Constantine - Mayor
Yvonne Martinez Beltran - Mayor Pro Tem
Larry Carr - Council Member
John McKay - Council Member
Rene Spring - Council Member

Monday, March 23, 2020 6:30 p.m.

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

SPECIAL MEETING

A Special Meeting of the City Council is called at 6:30 p.m. for the purpose of conducting city business.

(Continued item from the March 18, 2020 City Council Meeting)

PUBLIC MEETINGS DURING THE COVID-19 VIRUS EMERGENCY

The Brown Act, Government Code Section 54953, contains special requirements that apply when members of a legislative body participate in a public meeting by telephone. Certain of these requirements have been suspended by Paragraph 11 of Executive Order N-25-20, executed by the Governor of California on March 12, 2020 to mitigate the spread of the coronavirus known as COVID-19. On March 18, 2020, Executive Order N-29-20 was executed. Per paragraph 3, the requirement to allow one publicly accessible location where members of the public have the right to observe and offer comment at the meeting has been suspended.

In particular, the Executive Order suspends the provisions of the Brown Act that require noticing and posting of agendas at each location where a member will be participating telephonically, as well as provisions that require physical presence of members for purposes of a quorum or to hold a meeting. Remote participants do not need to allow public access or comment at remote locations.

The following members of the Morgan Hill City Council are listed to permit them to appear telephonically, if necessary, at the Special City Council Meeting on March 23, 2020: Mayor Constantine; Mayor Pro Tem Martinez Beltran and Council Members Carr, McKay, and Spring.

Public Participation:

In accordance with Executive Orders N-25-20, N-29-20, and guidance from the California Department of

Public Health on gatherings, remote public participation is allowed. We will address the Order in the following ways:

Members of the public may **NOT** physically attend meetings at the Morgan Hill City Council Chamber.

The City Council meeting will be live-streamed on Channel 17 and on the City's website. Those members of the public wishing to participate must do so remotely via Zoom electronic meetings in the following ways; by either logging onto <https://zoom.us/j/983635725> and enter Meeting ID: 983635725 or by calling in (669) 900-9128 enter Meeting ID: 983635725#.

Public comment for City Council meetings will be accepted via email to ccpubliccomment@morganhill.ca.gov and/or through the chat feature of the Zoom electronic meeting during the meeting, prior to the close of public comment on an item, and read into the record during public comment.

Please note that we will not be streaming these meetings via Facebook live.

CALL TO ORDER

Mayor Constantine

ROLL CALL ATTENDANCE

Deputy City Clerk Michelle Bigelow

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2
Deputy City Clerk Michelle Bigelow

PUBLIC COMMENT

Members of the public are entitled to address the City Council concerning any item within the Morgan Hill City Council's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ADOPTION OF AGENDA

OTHER BUSINESS

1. DISCUSS RESPONSE TO THE COUNTY OF SANTA CLARA'S ORDERS REGARDING COVID-19

Recommendation:

Provide direction to staff.

Estimated Time: 60 Minutes

FUTURE COUNCIL INITIATED AGENDA ITEMS

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT

NOTICE

Any documents produced by the City and distributed to the majority of the City Council less than 72 hours prior to an open meeting, will be made available for public inspection at the City Clerk's Counter at City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 and at the Morgan Hill Public Library located at 660 West Main Avenue, Morgan Hill, California, 95037 during normal business hours. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the City Council concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Council on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Council, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the City Council on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the City Council.

Persons interested in proposing an item for the City Council agenda should contact a member of the City Council who may plan an item on the agenda for a future City Council meeting. Should your comments require Council action, your request may be placed on the next appropriate agenda. Council discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the City Council, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of City Council Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

SUSTAINABLE MORGAN HILL



VISION

To sustain a safe, inclusive, socially responsible, environmentally conscious, and economically sound community

Choose Morgan Hill

The City of Morgan Hill is the best community for people to live, work, visit, and operate their businesses.

City Council Ongoing Priorities

- Enhancing Public Safety
- Protecting the Environment and Preserving Open Space and Agricultural Land
- Maintaining Infrastructure
- Supporting our Youth, Seniors, and Entire Community
- Fostering a Positive Organizational Culture
- Preserving and Cultivating Public Trust
- Preserving our Community History
- Enhancing Diversity and Inclusiveness
- Advancing Regional Initiatives

2020-2021 Strategic Priorities

- **Fiscal Sustainability**
- Affordable Housing and Homelessness
- Community Engagement and Messaging
- Economic Development
- Transportation





CITY OF MORGAN HILL

CITY COUNCIL STAFF REPORT

MEETING DATE: March 23, 2020

PREPARED BY: Donald Larkin, City Attorney
APPROVED BY: City Manager

DISCUSS RESPONSE TO THE COUNTY OF SANTA CLARA'S ORDERS REGARDING COVID-19

RECOMMENDATION(S)

Provide direction to staff.

LINKS/ATTACHMENTS:

1. Santa Clara County Public Health Order (weblink)

From: [Christina Turner](#)
To: [Michelle Bigelow](#); [Angie Gonzalez](#)
Subject: FW: District funding to support an emergency COVID-19 eviction moratorium in Morgan Hill
Date: Monday, March 23, 2020 1:57:59 PM

Supplement 1

From: Rivas, Robert <Robert.Rivas@asm.ca.gov>
Sent: Friday, March 20, 2020 5:59 PM
To: Yvonne Martinez Beltran <yvonne.martinezbeltran@morganhill.ca.gov>
Cc: McElroy, Amy <Amy.McElroy@asm.ca.gov>; Dursa, Dominic <Dominic.Dursa@asm.ca.gov>; Christina Turner <Christina.Turner@morganhill.ca.gov>; Donald Larkin <Donald.Larkin@morganhill.ca.gov>; Leslie Little <Leslie.Little@morganhill.ca.gov>
Subject: Re: District funding to support an emergency COVID-19 eviction moratorium in Morgan Hill

Yvonne,

Thanks for the email... I appreciate you taking the time to share your concerns. Unfortunately, I was unable to take your call, as I'm currently on a conference call.

As you know, these are unprecedented times. Our current COVID-19 pandemic is evolving by the hour. Despite appropriating \$500 M, and up to \$1 B in emergency funding for the Governor to respond to this crisis, the legislature could not maintain a quorum to prepare, negotiate and eventually pass any sort of Economic Stimulus legislation.

Currently, Assembly leadership is diligently working on an economic stimulus bill, intended to be taken up as soon as the legislature is called back into session. At this time, I certainly cannot commit to securing Morgan Hill or any other local jurisdiction within our district with funding to support rents or mortgages. It is quite possible that such funding may become available as part of a state-wide economic stimulus bill or a direct allocation from the Governor—as an emergency allocation.

As you're aware, Governor Newsom's executive order authorizes local governments to halt evictions for renters and homeowners, seek to slow foreclosures, and protect against utility shutoffs for CA residents affected by COVID-19. Clearly, this order **does not** relieve a tenant from the obligation to pay rent, or restrict the landlord's ability to recovery rent that is due.

To date, several local governments have taken action by passing ordinances codifying this no-eviction order/policy by forbidding evictions of all kinds due to our current state of emergency—qualifying for such protection would require proof that a resident/tenant/homeowner is affected by the shelter-in-place/stay at home order. Again, passing a local ordinance **does not mean landlords will never get paid**—in fact, in some areas of CA landlords are making voluntary agreements with tenants.

During a marathon conference call yesterday, it was noted that the Governor's office is currently working with financial institutions and encouraging them to provide necessary accommodations or relief to residents. It is unclear whether the state legislature can pursue legislation mandating such

relief from financial institutions, but it is being explored.

I would encourage you and/or the City of Morgan Hill to address all suggestions, concerns, and ideas to our office. That would certainly help our efforts to effectively advocate for the unique interests of the City during this difficult time.

Thanks again Yvonne.

Rob Rivas

On Mar 20, 2020, at 4:47 PM, Yvonne Martinez Beltran
<yvonne.martinezbeltran@morganhill.ca.gov> wrote:

Dear Honorable Assemblymember Robert Rivas,

I hope you, your staff and their families are staying healthy. I know you're well aware of the hardship as a result of the Shelter in Place order, closure of schools and shut down of non essential businesses, families impacted with lost wages and inability to work. I am reaching out to inquire if you would be able to help us secure any district funds to use to help residents facing COVID-19 hardships to pay rent or mortgage? I asked the city to put an emergency eviction moratorium on the agenda since last week and the urgency has grown as I've had more questions inquiring about it, the order has become more intense, we come closer to the 1st and with learning of possible help. I inquire so in the event it is approved we would have an idea of where we could assemble some funds. I have also inquired at the County and Federal level to be sure all areas are covered.

Morgan Hill is one of the most expensive housing markets and rent/mortgage is due in just 11 days, while many are already enduring financial hardship. We also know that 1/3 of middle income American's do not have the ability to weather even a \$400 financial crisis without selling something or borrowing money so they will most certainly not be able to withstand this economic blow. Then there are our most vulnerable- domestic workers, farm workers, labors, service and hospitality workers, etc.- who struggle to cover even the most basic necessities as it is when overall society is prospering. And of course we still have our shuttered small businesses.

While the City may have some (seriously limited) housing funds we can look at, we will need much more. And while there will be a \$10MM CDBG monies increase, we will get very little of it. There is a package by Senator Waters in the finance committee now we can follow also (foreclosure halts, mortgage payment suspension on rental properties, <https://financialservices.house.gov/news/documentsingle.aspx?DocumentID=406440>), but we need to move now. Time is of the essence.

The City has valid concerns about the liability of unpaid rent in doing a moratorium. I too am concerned, and have been inquiring as to what funds are available wherever I can. While requesting monies to cover these costs, we need to proceed forward with this as we continue to figure that out. We the City, County and State have much more ability to backfill than our residents who we have asked to adhere to the Shelter in Place losing their livelihoods for the benefit of the community yet without any protections for their own families. While Newsom has called for others to do eviction moratoriums and asked for federal help we need help from our state and county to step in and fill that gap until its here.

Our residents and families can't wait. If people lose housing they will exacerbate the spreading of COVID-19 and become part of our growing homeless and unsheltered unable to shelter in place. I asked for an eviction moratorium ordinance be put on the agenda Wednesday, while we were to discuss it, we had some technical difficulties, we rescheduled our meeting to Monday.

We need to give some peace of mind to our families amid so much uncertainty. Any district funds that would be able to help us with this need would be greatly appreciated by those residents impacted by COVID-19 and struggling in Morgan Hill. Any your help with this effort would be greatly appreciated by those struggling in Morgan Hill.

In Community and Health,

Yvonne Martínez Beltrán (pronouns: she/her/hers)

619-994-2552

Mayor Pro Tem

City of Morgan Hill

17575 Peak Avenue, Morgan Hill, CA 95037

yvonne.martinezelbeltran@morganhill.ca.gov

morganhill.ca.gov | facebook | twitter

Item # 1

AGENDA DATE: 03/23/2020

SUPPLEMENT # 2

From: [Christina Turner](#)
To: [Michelle Bigelow](#)
Cc: [Angie Gonzalez](#)
Subject: FW: District funding to support an emergency COVID-19 eviction moratorium in Morgan Hill
Date: Monday, March 23, 2020 1:58:24 PM

Supplement 2

From: Rivas, Robert <Robert.Rivas@asm.ca.gov>
Sent: Saturday, March 21, 2020 1:55:43 PM
To: Yvonne Martinez Beltran <yvonne.martinezbeltran@morganhill.ca.gov>
Cc: McElroy, Amy <Amy.McElroy@asm.ca.gov>; Dursa, Dominic <Dominic.Dursa@asm.ca.gov>; Christina Turner <Christina.Turner@morganhill.ca.gov>; Donald Larkin <Donald.Larkin@morganhill.ca.gov>; Leslie Little <Leslie.Little@morganhill.ca.gov>
Subject: Re: District funding to support an emergency COVID-19 eviction moratorium in Morgan Hill

Yvonne,

Again, I really appreciated your email yesterday.

I know we all are inundated with announcements, news articles, and constituent questions related to impacts and fallout from COVID-19—clearly, the economic and financial fallout is incredibly concerning.

Having received an update this morning, please know that the CA Assembly and various Assembly committee consultants are working in collaboration to evaluate potential policy responses to the COVID-19 pandemic (this also includes a potential economic stimulus bill that I mentioned previously).

Regarding your specific request and concern:

I am reaching out to inquire if you would be able to help us secure any district funds to use to help residents facing COVID-19 hardships to pay rent or mortgage?

The City has valid concerns about the liability of unpaid rent in doing a moratorium.

Based on information I received this morning, state authority over large national banks is significantly constrained by federal law. Under the National Bank Act and related case law, courts have widely upheld federal preemption over state laws that “interfere with the business of banking.” Courts would likely stop any attempts by the state to force banks to limit rates or fees, demand forbearance or loan modifications, or require banks to make certain loans. As a result, state laws cannot address many of the challenges faced by our constituents who cannot or will not be able to repay their loans—as I’m sure you are aware, national banks have significant market share in residential mortgage, credit cards, and commercial loans.

As I mentioned yesterday, California officials are currently working with these banks, urging them to give their borrowers relief, but these requests do not carry the force of law. I encourage you and the City of Morgan Hill to join CA legislators, in urging our federal representatives to enact broad debt relief measures that could cover all bank loans.

I know that many of our constituents are looking for guidance on what they should do about loans, mortgages, rents that they cannot afford at the moment. We’ve been told that banks, other creditors and landlords are ready to help and assist customers based on their individual circumstances. If constituents are having trouble paying loans or rents, the best advice is for them to contact their creditor or landlord directly and ask for relief from scheduled payments—constituents should be prepared to provide specific information about how their income has changed due to COVID-19.

Finally, I’ve included some specific “financial-related” resources below. I also encourage you to periodically visit

our dedicated webpage (<https://a30.asmdc.org/coronavirus-covid-19> <<https://a30.asmdc.org/coronavirus-covid-19>>) for COVID-19 updates.

Resources:

The federal Consumer Financial Protection Bureau has a website (<https://www.consumerfinance.gov/coronavirus/>) with guidance for how consumers can protect their finances during the pandemic. In addition to guidance documents related to dealing with debt, financial caregivers, and protecting your credit report, the site also has resources to help a consumer file a complaint against a financial services provider.

The federal government announced that federal student loan payments can be deferred for 60 days and interest rates will temporarily be reduced to 0%. Track updates on federal student loan policies at:

<https://edfinancial.com/Help-Center/Important-Updates-on-COVID-19--0-Interest-Rate>

The American Bankers Association created a website (https://www.aba.com/about-us/press-room/industry-response-coronavirus?utm_source=abawom&utm_medium=vanity&utm_campaign=covid&utm_content=coronavirusresponse) to track the policies of various banks in responding to COVID-19.

Again, thank you Yvonne. Please don't hesitate to contact me should you have questions, concerns, or ideas.

Talk to you soon.

Rob Rivas
831-673-9499

On Mar 20, 2020, at 4:47 PM, Yvonne Martinez Beltran <yvonne.martinezbeltran@morganhill.ca.gov> wrote:

The City has valid concerns about the liability of unpaid rent in doing a moratorium.

From: [Christina Turner](#)
To: [Angie Gonzalez](#)
Subject: Fwd: SCC Homelessness Prevention System Launches Financial Assistance Program for Low-Income Residents Impacted by COVID-19
Date: Monday, March 23, 2020 3:39:06 PM
Attachments: [image004.png](#)
[image005.png](#)
[image005.png](#)
[image006.png](#)

Begin forwarded message:

From: "McElroy, Amy" <Amy.McElroy@asm.ca.gov>
Date: March 23, 2020 at 12:57:39 PM PDT
To: Christina Turner <Christina.Turner@morganhill.ca.gov>, "Jimmy.Forbis@ci.gilroy.ca.us" <Jimmy.Forbis@ci.gilroy.ca.us>, Brittney Sherman <Brittney@morganhill.org>, Mark Turner <mturner@gilroy.org>
Subject: **SCC Homelessness Prevention System Launches Financial Assistance Program for Low-Income Residents Impacted by COVID-19**

Hello.

I wanted to make sure you were all aware of this program announced today, offering financial assistance to for rent and other basic need for SCC residents. The link includes a press release and short press conference.

Santa Clara County Homelessness Prevention System Launches Financial Assistance Program for Low-Income Residents Impacted by COVID-19

<https://destinationhomesv.org/2020/03/covid-19-initiative/>

Kind regards,

Amy McElroy

Senior Field Representative

State Assemblymember Robert Rivas

30th District

Salinas: (831) 759-8676 | Fax: (831) 759-2961

From: [Christina Turner](#)
To: [Angie Gonzalez](#)
Cc: [Donald Larkin](#); [Michelle Bigelow](#); [Leslie Little](#)
Subject: Fwd: Morgan Hill Chamber of Commerce- Letter of Support- Moratorium on Commercial and Residential Lease Evictions
Date: Monday, March 23, 2020 3:46:24 PM
Attachments: [ATT00001.htm](#)
[Morgan Hill Chamber of Commerce- Letter of Support Urging A Moratorium on Lease Evictions.pdf](#)
[ATT00002.htm](#)

Please supplement.

Begin forwarded message:

From: Brittney Sherman <Brittney@morganhill.org>
Date: March 23, 2020 at 3:45:04 PM PDT
To: Rich Constantine <Rich.Constantine@morganhill.ca.gov>, Larry Carr <Larry.Carr@morganhill.ca.gov>, Yvonne Martinez Beltran <yvonne.martinezbeltran@morganhill.ca.gov>, John McKay <john.mckay@morganhill.ca.gov>, Rene Spring <Rene.Spring@morganhill.ca.gov>
Cc: Christina Turner <Christina.Turner@morganhill.ca.gov>, Leslie Little <Leslie.Little@morganhill.ca.gov>, Michelle Bigelow <Michelle.Bigelow@morganhill.ca.gov>
Subject: **Morgan Hill Chamber of Commerce- Letter of Support- Moratorium on Commercial and Residential Lease Evictions**

Good Afternoon Everyone,

During a Morgan Hill Chamber of Commerce Board Meeting earlier today, we drafted a letter of support urging the city to consider implementing a Moratorium on Commercial and Residential Lease Evictions. Various cities in CA have already successfully adopted this policy and we encourage you to consider a Deferral Program to support the many struggling small businesses and laid off employees that are quickly growing in number in our community. Please find a copy of the official position letter attached above. Thank you for the thoughtfulness, sympathy and leadership that you are showing our community in these times tumultuous times.

Brittney Sherman
CEO/President
Morgan Hill Chamber of Commerce
(408) 779-9444 x0



ATTN: Morgan Hill City Council and City Staff
Re: Moratorium on Residential & Commercial Evictions

COVID-19 is affecting our business and residential communities on a personal, professional and mental level. Small businesses are the fabric of our community and they contribute to both the character and tax revenue of Morgan Hill. The long-term viability of our small businesses is vital to commercial building owners in keeping their spaces occupied and prosperous. The restrictions recently placed on our local small businesses have resulted in tremendous unforeseen financial hardships and employee layoffs.

If it is within all legal rights to do so, the Morgan Hill Chamber of Commerce urges City Council and staff to implement a temporary moratorium on evictions for both commercial businesses and residents who have been impacted by COVID-19. We are not advocating for a Forgiveness Program at this time but rather a Deferral Payment which supports the sustainability of both the business and commercial building owners. Two suggestions on how to implement this program are as follows: encourage property owners to suspend the rent for 60-90 days and add the suspended time to the end of the current lease or offer 50% rent reduction for 60 – 90 days with the balance converted to a note amortized over the remainder of the lease. In an effort to support property owners we strongly encourage banks to be lenient with landlords during this same period of time and are also advocating to Santa Clara County for an extension on the property tax deadline for homeowners and businesses which is currently set at April 10th, 2020.

Furthermore, we ask the city NOT to act as an intermediary entity for evictions during this time and urge them to advocate for this same message at a county level. Lastly, because there are business owners and employees who have purchased a home, we urge the city to advocate at the County and State level for a similar relief on mortgages. Understanding that these are difficult and unprecedented times for everyone, it is our role as a Chamber of Commerce to support the business community and ensure its survival to the best of our ability. The above are actions that we deem vital in seeing that mission through.

Respectfully,
The Morgan Hill Chamber of Commerce

Morgan Hill Chamber of Commerce
17485 Monterey Rd #105
Morgan Hill, CA 95037
(408) 779-9444
Morganhill.org

Item # 1

AGENDA DATE: 03/23/2020
SUPPLEMENT # 5

From: [Christina Turner](#)
To: [Angie Gonzalez](#)
Cc: [Michelle Bigelow](#); [Donald Larkin](#)
Subject: FW: comment MH CC 3/18 #9 local emergency and budget
Date: Monday, March 23, 2020 4:02:26 PM

Please supplement.

-----Original Message-----

From: Christina Turner
Sent: Wednesday, March 18, 2020 9:12 PM
To: CityCouncil <CityCouncil@morganhill.ca.gov>
Cc: Donald Larkin <Donald.Larkin@morganhill.ca.gov>; Michelle Bigelow <Michelle.Bigelow@morganhill.ca.gov>
Subject: FW: comment MH CC 3/18 #9 local emergency and budget

Mayor and Council - Please find below the public comment from Doug on Item #9. At tonight's meeting, I responded that we are moving forward with our two-year budget. While the first two budget community meetings have been cancelled due to COVID-19 County Orders, we are working on ways to electronically/virtually engage the public. The budget will be introduced at the CC meeting on April 22 and we are hoping that we will be able to hold our April 30 budget community meeting. The budget workshop is scheduled for May 15 and budget adoption is scheduled for June 17.

We will include the public comment below in the agenda packet for our next CC meeting.

Regards,
Christina

-----Original Message-----

From: D. Muirhead <doug.muirhead@stanfordalumni.org>
Sent: Wednesday, March 18, 2020 7:27 PM
To: CC Public Comment <CCPublicComment@morganhill.ca.gov>
Subject: comment MH CC 3/18 #9 local emergency and budget

What are your plans for developing the next 2-year budget?
Will you go forward with approving in May even if there has been little or no public input?
Doug Muirhead, Morgan Hill

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Financial Assistance for Low-Income Residents Impacted by COVID-19

CALL 408-780-9134 or VISIT sacredheartcs.org/covid19

The Santa Clara County Homelessness Prevention System has temporary financial assistance available to help low-income residents who have lost income and are unable to pay rent as a result of COVID-related impacts.

Who Is Eligible for Assistance?

To qualify for assistance, you must meet all 3 criteria outlined below:

1. You must be a resident of Santa Clara County
2. Your household income must be less than 80% of the average median income (AMI):

Size of Household	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
Maximum Income	\$72,750	\$83,150	\$93,550	\$103,900	\$112,250	\$120,550	\$128,850	\$137,150

3. You must have a documented loss of income related to COVID-19 impacts due to health, employment, or school/child care closures

What will Eligible Households Receive?

Eligible households will receive direct financial assistance, based on documented loss of income as a result of COVID-19 impacts, up to a maximum of \$4,000 per month.

Assistance may be requested once per month for the duration of the public health emergency, as long as the household continues to experience an economic impact and funds are available. Basic information and referral to area services will also be available for households.

How do Impacted Households Access COVID-19 Financial Assistance?

The application and eligibility process will be simple and easy. You can apply for assistance:

- Online: sacredheartcs.org/covid19
- By Phone: 408-780-9134
- In-person: *Limited appointments can also be arranged by calling the hotline.*

Households will need to submit basic documentation to verify eligibility, including: ID, income verification, and documentation of the COVID-19 related loss of income. To expedite your application, please make sure to submit all requested documents when you apply.

Due to the large volume of requests expected, households with internet access are encouraged to apply for assistance via the online portal. Our staff will be working to respond to all requests as soon as possible. Depending on the volume of applications, it could take up to two to three business days to notify you of the status of your application. Thank you in advance for your patience.

Additional Questions?

Please call: 408-780-9134 or email: covid19help@sacredheartcs.org



From: [Tim Beaubien](#)
To: [CC Public Comment](#)
Subject: SCCAOR Public Comment Eviction Moratorium
Date: Monday, March 23, 2020 6:45:02 PM
Attachments: [SCCAOR_PublicComment_EvictionMoratorium_03-23-20.pdf](#)

Item # 1
AGENDA DATE: 03/23/2020
SUPPLEMENT # 7

Good Evening,

Please see the attached public comment from the Santa Clara County Association of REALTORS® on the March 23, 2020 Agenda Item 1. DISCUSS RESPONSE TO THE COUNTY OF SANTA CLARA'S ORDERS REGARDING COVID-19.

Kind Regards,
Tim Beaubien
Government Affairs Manager
Santa Clara County Association of REALTORS®
1651 N. First St., San Jose, CA 95112
<http://www.sccaor.com/Government>
(408) 445-5079

In response to the "shelter in place" restrictions by Santa Clara County, the SCCAOR Offices are temporarily closed and our staff will be working remotely until April 7th. We appreciate your patience and we will do our best to be available as a resource for you and your business during these trying times.

WARNING: This message is from an external user. Confidential information such as social security numbers, credit card numbers, bank routing numbers, gift card numbers, wire transfer information and other personally identifiable information should not be transmitted to this user. For question, please contact the Morgan Hill IT Department by opening a new helpdesk request online or call 408-909-0055.



March 23, 2020

Morgan Hill City Council

City of Morgan Hill
17575 Peak Ave.
Morgan Hill, CA 95037

RE: Eviction/Foreclosure Moratorium/Resources for Residents Facing Eviction or Foreclosure

Good Evening Honorable Mayor Constantine and Councilmembers,

Tim Beaubien Government Affairs Manager, representing the Santa Clara Association of REALTORS® and our 6,000 plus membership base. I write to you tonight on the topic of a potential residential eviction and foreclosure moratorium.

SCCAOR does not want to see anyone be pushed into homelessness during this public health crisis. We want to protect our most vulnerable tenants and for that reason support an eviction moratorium given specific conditions. Many housing providers and homeowners are suffering from financial loss during this crisis as well. Some housing providers (especially mom and pops) biggest concerns surrounding the legislation of this nature is that the protections do not continue up the payment ladder. If a tenant cannot pay rent during this crisis most banks still expect mortgage payments on time and property taxes are still due in April.

SCCAOR urges the following measures be applied to the eviction moratorium. Non-payment of rent during the moratorium must be repaid in full over a duration twice as long as the ordinance was in place. The moratorium must only apply to non-payment of rent during this crisis. Other causes for evictions should still process to protect housing providers from damages and dangerous tenants. Financial hardship as a direct result of COVID-19 needs to be proved such as a letter from an employer or clients regarding a reduction in payment. The moratorium should be instituted for a 30-day period with the ability for the ordinance to return to Council and voted to continue in 30-day increments. Most importantly some form of immediate funding should be granted to assist tenants with rent subsidies. It is important for both tenants and housing providers to become financially whole as soon as possible. It does not benefit anyone to be financially burdened when the moratorium is lifted and prevent any foreclosure concerns. It is important for the public to have cash flow available and not be overburdened paying for housing costs. We want everyone to be able to support the local economy with much needed revenue when this moratorium is lifted.

Thank you for your consideration,

Tim Beaubien

Government Affairs Manager

Santa Clara County Association of REALTORS®

tim@sccaor.com

(408) 445-5079

CALIFORNIA'S FIRST REAL ESTATE BOARD

*SCCAOR exists to meet the business, professional and political needs of its members
and to promote and protect home ownership and private property rights.*

Item # 1

AGENDA DATE: 03/23/2020
SUPPLEMENT # 8

From: [D. Muirhead](#)
To: [CC Public Comment](#)
Subject: mh cc 3/23 #1 comment
Date: Monday, March 23, 2020 9:23:46 PM

From Doug Muirhead, Morgan Hill resident

Agenda Item #1: Other items related to the City's response

- 1) I have received polite responses to non-emergency reports/observations submitted through ReportAConcern. Is it better to not distract staff at all and hold off submitting low-priority items or to submit them with the understanding that they will be treated with appropriate priority?
- 2) The City Attorney mentioned at the (inaudible) meeting that Public Record Request response deadlines would be relaxed. Will you put all requests on hold until the emergency ends? Or have some other process?
- 3) Good questions about shifting workers to other needed jobs. Keep this in mind the next time you negotiate labor MOUs. Having across-the-board pay cuts are preferable to laying off the most junior employees; we used this successfully when the computer industry suffered a down-turn in the 1970s but that fairer approach has fallen out of favor since then and is definitely not in your recent MOUs.

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Special Meeting Agenda

City Council

Rich Constantine - Mayor
Yvonne Martinez Beltran - Mayor Pro Tem
Larry Carr - Council Member
John McKay - Council Member
Rene Spring - Council Member

Monday, March 23, 2020 6:30 p.m.

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

AMENDED AGENDA

Please note that this agenda has been amended to add discussion topics to item 1.

SPECIAL MEETING

A Special Meeting of the City Council is called at 6:30 p.m. for the purpose of conducting city business.

(Continued item from the March 18, 2020 City Council Meeting)

PUBLIC MEETINGS DURING THE COVID-19 VIRUS EMERGENCY

The Brown Act, Government Code Section 54953, contains special requirements that apply when members of a legislative body participate in a public meeting by telephone. Certain of these requirements have been suspended by Paragraph 11 of Executive Order N-25-20, executed by the Governor of California on March 12, 2020 to mitigate the spread of the coronavirus known as COVID-19. On March 18, 2020, Executive Order N-29-20 was executed. Per paragraph 3, the requirement to allow one publicly accessible location where members of the public have the right to observe and offer comment at the meeting has been suspended.

In particular, the Executive Order suspends the provisions of the Brown Act that require noticing and posting of agendas at each location where a member will be participating telephonically, as well as provisions that require physical presence of members for purposes of a quorum or to hold a meeting. Remote participants do not need to allow public access or comment at remote locations.

The following members of the Morgan Hill City Council are listed to permit them to appear telephonically, if necessary, at the Special City Council Meeting on March 23, 2020: Mayor Constantine; Mayor Pro Tem Martinez Beltran and Council Members Carr, McKay, and Spring.

Public Participation:

In accordance with Executive Orders N-25-20, N-29-20, and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. We will address the Order in the following ways:

Members of the public may **NOT** physically attend meetings at the Morgan Hill City Council Chamber.

The City Council meeting will be live-streamed on Channel 17 and on the City's website. Those members of the public wishing to participate must do so remotely via Zoom electronic meetings in the following ways; by either logging onto <https://zoom.us/j/983635725> and enter Meeting ID: 983635725 or by calling in (669) 900-9128 enter Meeting ID: 983635725#.

Public comment for City Council meetings will be accepted via email to ccpubliccomment@morganhill.ca.gov and/or through the chat feature of the Zoom electronic meeting during the meeting, prior to the close of public comment on an item, and read into the record during public comment.

Please note that we will not be streaming these meetings via Facebook live.

CALL TO ORDER

Mayor Constantine

ROLL CALL ATTENDANCE

Deputy City Clerk Michelle Bigelow

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2
Deputy City Clerk Michelle Bigelow

PUBLIC COMMENT

Members of the public are entitled to address the City Council concerning any item within the Morgan Hill City Council's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ADOPTION OF AGENDA

OTHER BUSINESS

1. DISCUSS RESPONSE TO THE COUNTY OF SANTA CLARA'S ORDERS REGARDING COVID-19

Recommendation:

- Current status of City Facilities and Essential Services/Workers
- Resources for Furloughed Workers
- Enforcement of Shelter in Place Orders
- Eviction/Foreclosure Moratorium/Resources for Residents Facing Eviction or Foreclosure
- Resources for community, including businesses and the homeless
- Other items related to the City's response to the County of Santa Clara's Orders Regarding COVID-19

Estimated Time: 60 Minutes

FUTURE COUNCIL INITIATED AGENDA ITEMS

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT

NOTICE

Any documents produced by the City and distributed to the majority of the City Council less than 72 hours prior to an open meeting, will be made available for public inspection at the City Clerk's Counter at City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 and at the Morgan Hill Public Library located at 660 West Main Avenue, Morgan Hill, California, 95037 during normal business hours. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the City Council concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Council on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Council, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the City Council on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the City Council.

Persons interested in proposing an item for the City Council agenda should contact a member of the City Council who may plan an item on the agenda for a future City Council meeting. Should your comments require Council action, your request may be placed on the next appropriate agenda. Council discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the City Council, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of City Council Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

SUSTAINABLE MORGAN HILL



VISION

To sustain a safe, inclusive, socially responsible, environmentally conscious, and economically sound community

Choose Morgan Hill

The City of Morgan Hill is the best community for people to live, work, visit, and operate their businesses.

City Council Ongoing Priorities

- Enhancing Public Safety
- Protecting the Environment and Preserving Open Space and Agricultural Land
- Maintaining Infrastructure
- Supporting our Youth, Seniors, and Entire Community
- Fostering a Positive Organizational Culture
- Preserving and Cultivating Public Trust
- Preserving our Community History
- Enhancing Diversity and Inclusiveness
- Advancing Regional Initiatives

2020-2021 Strategic Priorities

- **Fiscal Sustainability**
- Affordable Housing and Homelessness
- Community Engagement and Messaging
- Economic Development
- Transportation

From: [Christina Turner](#)
To: [Michelle Bigelow](#); [Angie Gonzalez](#)
Subject: FW: District funding to support an emergency COVID-19 eviction moratorium in Morgan Hill
Date: Monday, March 23, 2020 1:57:59 PM

Supplement 1

From: Rivas, Robert <Robert.Rivas@asm.ca.gov>
Sent: Friday, March 20, 2020 5:59 PM
To: Yvonne Martinez Beltran <yvonne.martinezbeltran@morganhill.ca.gov>
Cc: McElroy, Amy <Amy.McElroy@asm.ca.gov>; Dursa, Dominic <Dominic.Dursa@asm.ca.gov>; Christina Turner <Christina.Turner@morganhill.ca.gov>; Donald Larkin <Donald.Larkin@morganhill.ca.gov>; Leslie Little <Leslie.Little@morganhill.ca.gov>
Subject: Re: District funding to support an emergency COVID-19 eviction moratorium in Morgan Hill

Yvonne,

Thanks for the email... I appreciate you taking the time to share your concerns. Unfortunately, I was unable to take your call, as I'm currently on a conference call.

As you know, these are unprecedented times. Our current COVID-19 pandemic is evolving by the hour. Despite appropriating \$500 M, and up to \$1 B in emergency funding for the Governor to respond to this crisis, the legislature could not maintain a quorum to prepare, negotiate and eventually pass any sort of Economic Stimulus legislation.

Currently, Assembly leadership is diligently working on an economic stimulus bill, intended to be taken up as soon as the legislature is called back into session. At this time, I certainly cannot commit to securing Morgan Hill or any other local jurisdiction within our district with funding to support rents or mortgages. It is quite possible that such funding may become available as part of a state-wide economic stimulus bill or a direct allocation from the Governor—as an emergency allocation.

As you're aware, Governor Newsom's executive order authorizes local governments to halt evictions for renters and homeowners, seek to slow foreclosures, and protect against utility shutoffs for CA residents affected by COVID-19. Clearly, this order **does not** relieve a tenant from the obligation to pay rent, or restrict the landlord's ability to recovery rent that is due.

To date, several local governments have taken action by passing ordinances codifying this no-eviction order/policy by forbidding evictions of all kinds due to our current state of emergency—qualifying for such protection would require proof that a resident/tenant/homeowner is affected by the shelter-in-place/stay at home order. Again, passing a local ordinance **does not mean landlords will never get paid**—in fact, in some areas of CA landlords are making voluntary agreements with tenants.

During a marathon conference call yesterday, it was noted that the Governor's office is currently working with financial institutions and encouraging them to provide necessary accommodations or relief to residents. It is unclear whether the state legislature can pursue legislation mandating such

relief from financial institutions, but it is being explored.

I would encourage you and/or the City of Morgan Hill to address all suggestions, concerns, and ideas to our office. That would certainly help our efforts to effectively advocate for the unique interests of the City during this difficult time.

Thanks again Yvonne.

Rob Rivas

On Mar 20, 2020, at 4:47 PM, Yvonne Martinez Beltran
<yvonne.martinezbeltran@morganhill.ca.gov> wrote:

Dear Honorable Assemblymember Robert Rivas,

I hope you, your staff and their families are staying healthy. I know you're well aware of the hardship as a result of the Shelter in Place order, closure of schools and shut down of non essential businesses, families impacted with lost wages and inability to work. I am reaching out to inquire if you would be able to help us secure any district funds to use to help residents facing COVID-19 hardships to pay rent or mortgage? I asked the city to put an emergency eviction moratorium on the agenda since last week and the urgency has grown as I've had more questions inquiring about it, the order has become more intense, we come closer to the 1st and with learning of possible help. I inquire so in the event it is approved we would have an idea of where we could assemble some funds. I have also inquired at the County and Federal level to be sure all areas are covered.

Morgan Hill is one of the most expensive housing markets and rent/mortgage is due in just 11 days, while many are already enduring financial hardship. We also know that 1/3 of middle income American's do not have the ability to weather even a \$400 financial crisis without selling something or borrowing money so they will most certainly not be able to withstand this economic blow. Then there are our most vulnerable- domestic workers, farm workers, labors, service and hospitality workers, etc.- who struggle to cover even the most basic necessities as it is when overall society is prospering. And of course we still have our shuttered small businesses.

While the City may have some (seriously limited) housing funds we can look at, we will need much more. And while there will be a \$10MM CDBG monies increase, we will get very little of it. There is a package by Senator Waters in the finance committee now we can follow also (foreclosure halts, mortgage payment suspension on rental properties, <https://financialservices.house.gov/news/documentsingle.aspx?DocumentID=406440>), but we need to move now. Time is of the essence.

The City has valid concerns about the liability of unpaid rent in doing a moratorium. I too am concerned, and have been inquiring as to what funds are available wherever I can. While requesting monies to cover these costs, we need to proceed forward with this as we continue to figure that out. We the City, County and State have much more ability to backfill than our residents who we have asked to adhere to the Shelter in Place losing their livelihoods for the benefit of the community yet without any protections for their own families. While Newsom has called for others to do eviction moratoriums and asked for federal help we need help from our state and county to step in and fill that gap until its here.

Our residents and families can't wait. If people lose housing they will exacerbate the spreading of COVID-19 and become part of our growing homeless and unsheltered unable to shelter in place. I asked for an eviction moratorium ordinance be put on the agenda Wednesday, while we were to discuss it, we had some technical difficulties, we rescheduled our meeting to Monday.

We need to give some peace of mind to our families amid so much uncertainty. Any district funds that would be able to help us with this need would be greatly appreciated by those residents impacted by COVID-19 and struggling in Morgan Hill. Any your help with this effort would be greatly appreciated by those struggling in Morgan Hill.

In Community and Health,

Yvonne Martínez Beltrán (pronouns: she/her/hers)

619-994-2552

Mayor Pro Tem

City of Morgan Hill

17575 Peak Avenue, Morgan Hill, CA 95037

yvonne.martinezbeltran@morganhill.ca.gov

morganhill.ca.gov | facebook | twitter

Item # 1

AGENDA DATE: 03/23/2020

SUPPLEMENT # 2

From: [Christina Turner](#)
To: [Michelle Bigelow](#)
Cc: [Angie Gonzalez](#)
Subject: FW: District funding to support an emergency COVID-19 eviction moratorium in Morgan Hill
Date: Monday, March 23, 2020 1:58:24 PM

Supplement 2

From: Rivas, Robert <Robert.Rivas@asm.ca.gov>
Sent: Saturday, March 21, 2020 1:55:43 PM
To: Yvonne Martinez Beltran <yvonne.martinezbeltran@morganhill.ca.gov>
Cc: McElroy, Amy <Amy.McElroy@asm.ca.gov>; Dursa, Dominic <Dominic.Dursa@asm.ca.gov>; Christina Turner <Christina.Turner@morganhill.ca.gov>; Donald Larkin <Donald.Larkin@morganhill.ca.gov>; Leslie Little <Leslie.Little@morganhill.ca.gov>
Subject: Re: District funding to support an emergency COVID-19 eviction moratorium in Morgan Hill

Yvonne,

Again, I really appreciated your email yesterday.

I know we all are inundated with announcements, news articles, and constituent questions related to impacts and fallout from COVID-19—clearly, the economic and financial fallout is incredibly concerning.

Having received an update this morning, please know that the CA Assembly and various Assembly committee consultants are working in collaboration to evaluate potential policy responses to the COVID-19 pandemic (this also includes a potential economic stimulus bill that I mentioned previously).

Regarding your specific request and concern:

I am reaching out to inquire if you would be able to help us secure any district funds to use to help residents facing COVID-19 hardships to pay rent or mortgage?

The City has valid concerns about the liability of unpaid rent in doing a moratorium.

Based on information I received this morning, state authority over large national banks is significantly constrained by federal law. Under the National Bank Act and related case law, courts have widely upheld federal preemption over state laws that “interfere with the business of banking.” Courts would likely stop any attempts by the state to force banks to limit rates or fees, demand forbearance or loan modifications, or require banks to make certain loans. As a result, state laws cannot address many of the challenges faced by our constituents who cannot or will not be able to repay their loans—as I’m sure you are aware, national banks have significant market share in residential mortgage, credit cards, and commercial loans.

As I mentioned yesterday, California officials are currently working with these banks, urging them to give their borrowers relief, but these requests do not carry the force of law. I encourage you and the City of Morgan Hill to join CA legislators, in urging our federal representatives to enact broad debt relief measures that could cover all bank loans.

I know that many of our constituents are looking for guidance on what they should do about loans, mortgages, rents that they cannot afford at the moment. We’ve been told that banks, other creditors and landlords are ready to help and assist customers based on their individual circumstances. If constituents are having trouble paying loans or rents, the best advice is for them to contact their creditor or landlord directly and ask for relief from scheduled payments—constituents should be prepared to provide specific information about how their income has changed due to COVID-19.

Finally, I’ve included some specific “financial-related” resources below. I also encourage you to periodically visit

our dedicated webpage (<https://a30.asmdc.org/coronavirus-covid-19> <<https://a30.asmdc.org/coronavirus-covid-19>>) for COVID-19 updates.

Resources:

The federal Consumer Financial Protection Bureau has a website (<https://www.consumerfinance.gov/coronavirus/>) with guidance for how consumers can protect their finances during the pandemic. In addition to guidance documents related to dealing with debt, financial caregivers, and protecting your credit report, the site also has resources to help a consumer file a complaint against a financial services provider.

The federal government announced that federal student loan payments can be deferred for 60 days and interest rates will temporarily be reduced to 0%. Track updates on federal student loan policies at:

<https://edfinancial.com/Help-Center/Important-Updates-on-COVID-19--0-Interest-Rate>

The American Bankers Association created a website (https://www.aba.com/about-us/press-room/industry-response-coronavirus?utm_source=abawom&utm_medium=vanity&utm_campaign=covid&utm_content=coronavirusresponse) to track the policies of various banks in responding to COVID-19.

Again, thank you Yvonne. Please don't hesitate to contact me should you have questions, concerns, or ideas.

Talk to you soon.

Rob Rivas
831-673-9499

On Mar 20, 2020, at 4:47 PM, Yvonne Martinez Beltran <yvonne.martinezbeltran@morganhill.ca.gov> wrote:

The City has valid concerns about the liability of unpaid rent in doing a moratorium.

From: [Christina Turner](#)
To: [Angie Gonzalez](#)
Subject: Fwd: SCC Homelessness Prevention System Launches Financial Assistance Program for Low-Income Residents Impacted by COVID-19
Date: Monday, March 23, 2020 3:39:06 PM
Attachments: [image004.png](#)
[image005.png](#)
[image005.png](#)
[image006.png](#)

Begin forwarded message:

From: "McElroy, Amy" <Amy.McElroy@asm.ca.gov>
Date: March 23, 2020 at 12:57:39 PM PDT
To: Christina Turner <Christina.Turner@morganhill.ca.gov>, "Jimmy.Forbis@ci.gilroy.ca.us" <Jimmy.Forbis@ci.gilroy.ca.us>, Brittney Sherman <Brittney@morganhill.org>, Mark Turner <mturner@gilroy.org>
Subject: **SCC Homelessness Prevention System Launches Financial Assistance Program for Low-Income Residents Impacted by COVID-19**

Hello.

I wanted to make sure you were all aware of this program announced today, offering financial assistance to for rent and other basic need for SCC residents. The link includes a press release and short press conference.

Santa Clara County Homelessness Prevention System Launches Financial Assistance Program for Low-Income Residents Impacted by COVID-19

<https://destinationhomesv.org/2020/03/covid-19-initiative/>

Kind regards,

Amy McElroy

Senior Field Representative

State Assemblymember Robert Rivas

30th District

Salinas: (831) 759-8676 | Fax: (831) 759-2961

From: [Christina Turner](#)
To: [Angie Gonzalez](#)
Cc: [Donald Larkin](#); [Michelle Bigelow](#); [Leslie Little](#)
Subject: Fwd: Morgan Hill Chamber of Commerce- Letter of Support- Moratorium on Commercial and Residential Lease Evictions
Date: Monday, March 23, 2020 3:46:24 PM
Attachments: [ATT00001.htm](#)
[Morgan Hill Chamber of Commerce- Letter of Support Urging A Moratorium on Lease Evictions.pdf](#)
[ATT00002.htm](#)

Please supplement.

Begin forwarded message:

From: Brittney Sherman <Brittney@morganhill.org>
Date: March 23, 2020 at 3:45:04 PM PDT
To: Rich Constantine <Rich.Constantine@morganhill.ca.gov>, Larry Carr <Larry.Carr@morganhill.ca.gov>, Yvonne Martinez Beltran <yvonne.martinezbeltran@morganhill.ca.gov>, John McKay <john.mckay@morganhill.ca.gov>, Rene Spring <Rene.Spring@morganhill.ca.gov>
Cc: Christina Turner <Christina.Turner@morganhill.ca.gov>, Leslie Little <Leslie.Little@morganhill.ca.gov>, Michelle Bigelow <Michelle.Bigelow@morganhill.ca.gov>
Subject: **Morgan Hill Chamber of Commerce- Letter of Support- Moratorium on Commercial and Residential Lease Evictions**

Good Afternoon Everyone,

During a Morgan Hill Chamber of Commerce Board Meeting earlier today, we drafted a letter of support urging the city to consider implementing a Moratorium on Commercial and Residential Lease Evictions. Various cities in CA have already successfully adopted this policy and we encourage you to consider a Deferral Program to support the many struggling small businesses and laid off employees that are quickly growing in number in our community. Please find a copy of the official position letter attached above. Thank you for the thoughtfulness, sympathy and leadership that you are showing our community in these times tumultuous times.

Brittney Sherman
CEO/President
Morgan Hill Chamber of Commerce
(408) 779-9444 x0



ATTN: Morgan Hill City Council and City Staff
Re: Moratorium on Residential & Commercial Evictions

COVID-19 is affecting our business and residential communities on a personal, professional and mental level. Small businesses are the fabric of our community and they contribute to both the character and tax revenue of Morgan Hill. The long-term viability of our small businesses is vital to commercial building owners in keeping their spaces occupied and prosperous. The restrictions recently placed on our local small businesses have resulted in tremendous unforeseen financial hardships and employee layoffs.

If it is within all legal rights to do so, the Morgan Hill Chamber of Commerce urges City Council and staff to implement a temporary moratorium on evictions for both commercial businesses and residents who have been impacted by COVID-19. We are not advocating for a Forgiveness Program at this time but rather a Deferral Payment which supports the sustainability of both the business and commercial building owners. Two suggestions on how to implement this program are as follows: encourage property owners to suspend the rent for 60-90 days and add the suspended time to the end of the current lease or offer 50% rent reduction for 60 – 90 days with the balance converted to a note amortized over the remainder of the lease. In an effort to support property owners we strongly encourage banks to be lenient with landlords during this same period of time and are also advocating to Santa Clara County for an extension on the property tax deadline for homeowners and businesses which is currently set at April 10th, 2020.

Furthermore, we ask the city NOT to act as an intermediary entity for evictions during this time and urge them to advocate for this same message at a county level. Lastly, because there are business owners and employees who have purchased a home, we urge the city to advocate at the County and State level for a similar relief on mortgages. Understanding that these are difficult and unprecedented times for everyone, it is our role as a Chamber of Commerce to support the business community and ensure its survival to the best of our ability. The above are actions that we deem vital in seeing that mission through.

Respectfully,
The Morgan Hill Chamber of Commerce

Morgan Hill Chamber of Commerce
17485 Monterey Rd #105
Morgan Hill, CA 95037
(408) 779-9444
Morganhill.org

Item # 1

AGENDA DATE: 03/23/2020
SUPPLEMENT # 5

From: [Christina Turner](#)
To: [Angie Gonzalez](#)
Cc: [Michelle Bigelow](#); [Donald Larkin](#)
Subject: FW: comment MH CC 3/18 #9 local emergency and budget
Date: Monday, March 23, 2020 4:02:26 PM

Please supplement.

-----Original Message-----

From: Christina Turner
Sent: Wednesday, March 18, 2020 9:12 PM
To: CityCouncil <CityCouncil@morganhill.ca.gov>
Cc: Donald Larkin <Donald.Larkin@morganhill.ca.gov>; Michelle Bigelow <Michelle.Bigelow@morganhill.ca.gov>
Subject: FW: comment MH CC 3/18 #9 local emergency and budget

Mayor and Council - Please find below the public comment from Doug on Item #9. At tonight's meeting, I responded that we are moving forward with our two-year budget. While the first two budget community meetings have been cancelled due to COVID-19 County Orders, we are working on ways to electronically/virtually engage the public. The budget will be introduced at the CC meeting on April 22 and we are hoping that we will be able to hold our April 30 budget community meeting. The budget workshop is scheduled for May 15 and budget adoption is scheduled for June 17.

We will include the public comment below in the agenda packet for our next CC meeting.

Regards,
Christina

-----Original Message-----

From: D. Muirhead <doug.muirhead@stanfordalumni.org>
Sent: Wednesday, March 18, 2020 7:27 PM
To: CC Public Comment <CCPublicComment@morganhill.ca.gov>
Subject: comment MH CC 3/18 #9 local emergency and budget

What are your plans for developing the next 2-year budget?
Will you go forward with approving in May even if there has been little or no public input?
Doug Muirhead, Morgan Hill

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CITY OF MORGAN HILL

CITY COUNCIL STAFF REPORT

MEETING DATE: March 23, 2020

PREPARED BY: Donald Larkin, City Attorney
APPROVED BY: City Manager

DISCUSS RESPONSE TO THE COUNTY OF SANTA CLARA'S ORDERS REGARDING COVID-19

RECOMMENDATION(S)

Provide direction to staff.

LINKS/ATTACHMENTS:

1. Santa Clara County Public Health Order (weblink)



Special Meeting Agenda

City Council

Rich Constantine - Mayor
Yvonne Martinez Beltran - Mayor Pro Tem
Larry Carr - Council Member
John McKay - Council Member
Rene Spring - Council Member

Monday, March 23, 2020 6:30 p.m.

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

AMENDED AGENDA

Please note that this agenda has been amended to add discussion topics to item 1.

SPECIAL MEETING

A Special Meeting of the City Council is called at 6:30 p.m. for the purpose of conducting city business.

(Continued item from the March 18, 2020 City Council Meeting)

PUBLIC MEETINGS DURING THE COVID-19 VIRUS EMERGENCY

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CALL TO ORDER

Mayor Constantine

ROLL CALL ATTENDANCE

Deputy City Clerk Michelle Bigelow

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2
Deputy City Clerk Michelle Bigelow

PUBLIC COMMENT

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ADOPTION OF AGENDA

OTHER BUSINESS

1. DISCUSS RESPONSE TO THE COUNTY OF SANTA CLARA'S ORDERS REGARDING COVID-19

Recommendation:

- Current status of City Facilities and Essential Services/Workers
- Resources for Furloughed Workers
- Enforcement of Shelter in Place Orders
- Eviction/Foreclosure Moratorium/Resources for Residents Facing Eviction or Foreclosure
- Resources for community, including businesses and the homeless
- Other items related to the City's response to the County of Santa Clara's Orders Regarding COVID-19

Estimated Time: 60 Minutes

FUTURE COUNCIL INITIATED AGENDA ITEMS

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT

NOTICE

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- **Fiscal Sustainability**
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From Sam Kamboe to Everyone: 06:37 PM

I would like to discuss totally shutting down restaurants

1. Though there is no definitive answer on spreading COVID-19 via food, but spreading by surfaces is not disputed. So think about wrappings/container touched by multiple workers
2. Stay-At-Home works by reducing social contact. If you are frequenting restaurants, even to pick up food, you are increasing contact or spreading disease if you or other person is infected and not yet symptomatic
3. Math: One trip to grocery store to stock up on one month of supply to cook at home vs. multiple exposures every week to potentially sick restaurant workers.

Everyone's situation is different - this is a free will / free market country - my request is cook at home as much you can and reduce your exposure - or spreading this disease if you are a non-symptomatic carrier

FDA site recommend 6 feet separation of employees at food production sites, and then promptly admits it may not be possible.

<http://www.fda.gov/food/food-safety-during-emergencies/food-safety-and-coronavirus-disease-2019-covid-19>

Delivery may be marginally better option.

Lessons learnt from global governments successful in stopping transmission - Singapore, Taiwan. Britain announced stricter social distancing guidelines and PM made it a point to recommend delivery, since pub culture is a cultural heritage of British people. We can do it folks....

<https://www.bbc.com/news/uk-52012432>



Special Meeting Agenda

City Council

Rich Constantine - Mayor
Yvonne Martinez Beltran - Mayor Pro Tem
Larry Carr - Council Member
John McKay - Council Member
Rene Spring - Council Member

Monday, March 23, 2020 6:30 p.m.

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

SPECIAL MEETING

A Special Meeting of the City Council is called at 6:30 p.m. for the purpose of conducting city business.

(Continued item from the March 18, 2020 City Council Meeting)

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ADOPTION OF AGENDA

OTHER BUSINESS

1. DISCUSS RESPONSE TO THE COUNTY OF SANTA CLARA'S ORDERS REGARDING COVID-19

Recommendation:

Provide direction to staff.

Estimated Time: 60 Minutes

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