

## Brenwynne Grigg

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**From:** Phillip Moser [REDACTED]  
**Sent:** Tuesday, April 14, 2020 3:48 PM  
**To:** Economic Stabilization

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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**Please act swiftly and robustly to bring peace of mind and material relief to those who need and deserve it most by enacting this State of Emergency Housing Security Package.**

*For any measures that the City assembly cannot enact itself, **the city assembly should draft resolutions urging the appropriate bodies to act, as well as calls for landlords and companies to act in solidarity.***

### **1. Immediate Eviction Moratorium and Rent Relief.**

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- An official city moratorium
- on evictions to back up the closing of the courts
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- If someone must be removed
- because of an immediate safety need, it must include a plan to transition that person to other housing.
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- Enact rent control, and
- block all rent increases.
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- Use city contingency funds to provide rent
- and mortgage assistance. In the case of rent assistance, this should be provided to landlords who apply, and only for their documented operating expenses in an amount consistent with previous years expenses. (Mortgage, maintenance, etc.) Renters should not
- be required to prove their need for rental assistance.
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### **2. Amnesty**

**All housing related payments due in or for May and throughout the crisis must be waived without penalty or qualification.** Where this is not possible by local mandate or because of financial hardship, landlords and homeowners may apply for assistance created in part I.

Nonpayment of rent during the time of this crisis will not be considered a breach of contract. Tenants have a right to renew their leases for a period after the end of the crisis.

**Amnesty includes:**

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- Rent payments
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- Mortgage payments
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- Utility payments
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- Any fines and fees owed
- to the City Courts
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- Rent or housing Debts incurred during this
- time should be forgiven.
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**3. Help the unhoused**

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- Use Master Leasing to
- make use of vacant hotel and airbnb spaces for emergency shelter. The Alaska Housing Development Corporation may be able to help here as the lessee of said properties, or the city can make use of it's emergency powers to use private property during this time.
- Reimbursement should not grossly exceed the documented costs in part 1.
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- Now that we have seen the onset of Covid-19
- in the Lemon Creek Correctional Facility, it is more important than ever to address the inhumane conditions the incarcerated face. When the prison enforces quarantine and isolation for the health of inmates, is it substantially different than solitary confinement?
- Enact a prisoner furlough, allowing people to quarantine at home instead of voluntarily risking lives under crowded conditions. Arrests have supposedly been minimized, but the current inmates need to be housed in conditions appropriate for this outbreak.
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#### **4. Tenant Protection Ordinances**

Borrowing from the experience of other cities, as tenant protections are enacted, even in this time of emergency, some landlords will turn to other means to remove tenants. Tenants need comprehensive protection against harassment to prevent this behavior.

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- Establish a list of behaviors
  - considered harassment by a landlord as grounds for legal action. These should include bad faith actions where a landlord neglects upkeep, invades privacy, bullies, provides misinformation, discriminates, or targets rule enforcement on a single tenant.
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  - Use emergency resources to provide tenant advocates and legal representation for tenants.
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#### **5. Create a Tenant Covid-19 Commission to Ensure Tenants Across Juneau’s Diverse Community a Voice and Part in Oversight regarding Emergency Housing Provisions.**

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- This commission should
  - consist entirely of renters except where non-renter subject matter experts are needed.
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  - Members should be sure to include residents
    - of shelters at any time in the past six months or currently unhoused and anyone eligible for public housing assistance.
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Tenants must be involved in the execution of local emergency policies and have our insight recognized as the temperature gauge for the health of all of Juneau.

#### **6. Pass a Resolution asking other jurisdictions and the private sector to do their part.**

The steps above are crucial to ensuring continued housing for all people in Juneau as we continue through this public health crisis. Any elements that the Juneau city assembly cannot enact should be directed at the county, state, national, or private sector entity that can enact it to protect health, safety, and housing for all.