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# Woodland Park

## COMMUNITIES

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SAND HILL PROPERTY COMPANY

5 Newell Court | East Palo Alto, California 94303

[www.nodisplacement.com](http://www.nodisplacement.com)

March 17, 2020

City Council  
City of East Palo Alto  
2415 University Avenue  
East Palo Alto, CA 94303

**Re: Emergency COVID-19 Anti-Displacement Policy**

Honorable Members of the City Council:

Woodland Park Communities is concerned with the potential effects that COVID-19 may have on the community in East Palo Alto. We expect that some of our tenants may soon experience financial strain as their wages or hours are reduced, jobs are lost, medical expenditures rise, or childcare responsibilities mean that an adult can no longer do paid work.

We want to help protect against displacement that could otherwise happen as a result of this strain. To avoid such displacement, we are immediately implementing the following anti-displacement policy for all of our residential tenants:

**Anti-Displacement Policy:** Woodland Park will not file any unlawful detainer action (also known as an eviction lawsuit) in April for any tenant who:

- 1.) Alerts us prior to April 1 that they will not be able to pay rent due to a substantial financial strain or decrease in their household's earnings related to COVID-19; and
- 2.) Provides to us, by April 7, documentation showing the substantial financial strain or decrease in earnings. We expect that the documentation will come from a third party (not the tenant) and will show a substantial reduction in earnings or hours worked; a business closure; out-of-pocket medical costs caused by the pandemic; or a school or childcare closure that created a need for childcare that precluded paid work from being done.

If a tenant is experiencing substantial financial strain, we ask that they contact the Management Office as soon as possible so that we can work together to avoid displacement.

We look forward to working with our tenants and the broader community to prevent displacement due to COVID-19. We expect that this work will be ongoing and we have ideas for future collaborations on this point. Please let us know if you have any questions.

Sincerely,



Mike Kramer  
Woodland Park Communities

cc: Patrick Heisinger, Community Development Director  
Victor Ramirez, Rent Stabilization Program Administrator  
Rafael Alvarado, City Attorney