

4/7/2020

Item #5




City Council Meeting

Item #5: Reintroduce an Ordinance Establishing a Moratorium on Evictions for the Non-payment of Rent for Residential Tenants
(RTC #: 20-453)

April 7, 2020

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City of Santa Clara
The Center of What's Possible

Background

- March 24, 2020: City Council adopted an urgency ordinance and approved an introduction of an ordinance to establish a temporary moratorium on evictions due to Covid-19
- March 24, 2020: County of Santa Clara adopted an eviction moratorium that applies to all the cities within the County. This ordinance remains in effect through the Local Emergency and landlords may seek past rent 120 days after its expiration.
- March 27, 2020: Governor issued an executive order establishing a statewide moratorium on evictions through May 31, 2020.

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POST MEETING MATERIAL

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What the updated Ordinance does:

- Aligns with the State and County regulations with regards to expiration date and timeframe to seek rent owed.
- Allows Landlord to seek past rent 120 days after the expiration of the ordinance.
- The ordinance will go into effect on May 28, 2020, and may be extended by resolution for 30-day periods.
- The Urgency Ordinance adopted on March 24, 2020 will remain in place until the regular ordinance is effective.

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Revision to SCCC Section 8.65.020 B

B. The moratorium will commence upon adoption by City Council of a Resolution setting forth the facts and circumstances for activation and shall expire thirty (30) days after adoption of the Resolution, unless the Ordinance ~~Resolution~~ is further ~~otherwise~~ extended by a subsequent resolution approval of the City Council.

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Timelines:

	Urgency Ordinance	Ordinance	Resolution Enacting Regular Ordinance
Effective Date	March 24	May 28 (30 days after 2 nd reading)	
Votes Required for Adoption	5/7 th	Simple Majority	Simple Majority
Term	45 days** (**action to extend on 4/28 agenda)	30 days	Activated for 30-day periods

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Current Implementation and Outreach:

- Staff has updated the City's website to provide information and resources related to the eviction moratorium, including form documents to provide quick and easy way for tenants to notify landlords
- Staff will conduct outreach by leveraging existing email lists, mailing notices to landlords citywide and utilizing social media accounts to spread the message throughout the city
- City staff will connect affected tenants with resources provided by its nonprofit and community partners

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**City of
Santa Clara**
The Center of What's Possible

Recommendation

Approve the Introduction of Ordinance No. 2015
Establishing a Temporary Moratorium on Evictions
for the Non-payment of Rent and No-Fault
Evictions for tenants affected by COVID-19.

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City Council Meeting

**Action on an Ordinance
Establishing a Moratorium
on Evictions for the Non-
payment of Rent for
Residential Tenants**

April 7, 2020

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