

HOUSING

MOTION

On March 27, Governor Gavin Newsom issued Executive Order N-37-20 to protect renters from eviction until May 31, 2020, as the state grapples with the COVID-19 pandemic. The order states, "Nothing in this Order shall in any way restrict state or local governmental authority to order any quarantine, isolation, or other public health measure that may compel an individual to remain physically present in a particular residential property." ***When he announced it, Governor Newsom stated that the order "does not preempt any local ordinances that go deeper or farther, but it is an overlay for the entire state of California."***

On March 27, the City Council passed a renter protection ordinance (CF #20-0147-S19). This ordinance provided that a landlord may not evict a tenant for rent that became due during the course of the emergency. It gives tenants 12 months following the emergency to repay that deferred rent. However, this ordinance included conditions of tenants proving a connection to the COVID-19 pandemic in order to qualify. Since April 1, tenants have reported problems with landlords continuing to try to force them to pay rent or face eviction. The holes in the eviction protections will allow many Angelenos to be kicked out of their homes during this public health and economic emergency; the very moment we are telling all Angelenos to stay at home.

On April 1, the California Judicial Council voted to postpone proceedings that could result in evictions or foreclosures. The action does not halt the initiation of eviction proceedings, but merely delays them. Across the state and city, many landlords have begun serving a "3-Day Notice To Pay Rent Or Quit" to tenants. As a result, tenants unversed in the finer points of eviction law are faced with threatening communications from property owners, strong-arm offers to make unfavorable deals for payment plans or new lease terms, and even illegal lockouts or illegal interruption of utilities.

Making sure as many people as possible can stay home is in the interest of public health and safety. The City Council should therefore expand eviction protections to ensure that all Angelenos can be safer at home. Oakland has taken such action, making the findings that the purpose and intent of the ordinance is "to prevent displacement, reduce transmission of the novel Coronavirus (COVID-19), and promote the stability and the health and safety of the residents and businesses" of the city during the local COVID-19 health emergency.

I THEREFORE MOVE that the City Council direct the City Attorney to draft an emergency ordinance that prohibits any owner or property manager from terminating a



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tenancy, serving a notice to terminate a tenancy, or using lockouts or utility shutoff actions to terminate a tenancy, or otherwise evict a residential tenant, except to protect the health and safety of other occupants of the property. The provisions of the ordinance shall apply from the date of the declaration of the City of Los Angeles State of Emergency, March 4, 2020, until 30 days following the conclusion of the State of Emergency.

Presented by:



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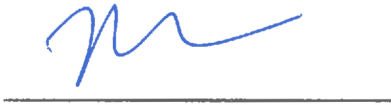
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