

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 RIVERSIDE, CALIFORNIA, ESTABLISHING A TEMPORARY
4 MORATORIUM ON THE EVICTION FOR NON-PAYMENT OF
5 RENT FOR RESIDENTIAL AND COMMERCIAL TENANTS
6 DURING THE DECLARED LOCAL EMERGENCY, FOR 60
7 DAYS,

8 WHEREAS, the California Emergency Services Act (Government Code § 8550, *et seq.*)
9 empowers the City Council of the City of Riverside to declare a Local Emergency when there exist
10 conditions of disaster or of extreme peril to the safety of persons and property within the territorial
11 limits of the City of Riverside (“City”) which are or are likely to be beyond the control of the
12 services, personnel, equipment, and facilities of the City; and

13 WHEREAS, on March 4, 2020, California Governor Gavin Newsom declared a State of
14 Emergency due to the threat of the Coronavirus (COVID-19); and

15 WHEREAS, on March 8, 2020, the Riverside County Public Health Officer declared a local
16 health emergency based on the imminent threat to public health from COVID-19 in Riverside
17 County; and

18 WHEREAS, on March 10, 2020, the County of Riverside proclaimed a local emergency; and

19 WHEREAS, on March 13, 2020, the Director of Emergency Services of the City, proclaimed
20 a Local Emergency and said proclamation was ratified by the City Council on March 17, 2020; and

21 WHEREAS, on March 16, 2020, the Riverside County Public Health Officer ordered the
22 cancellation of gatherings with an expected presence of 10 people or more, thereby effectively
23 closing most small businesses; and

24 WHEREAS, both the Riverside Unified School District and the Alvord Unified School
25 District have closed their schools until at least April 30, 2020, as well as most universities and
26 colleges locally and around the country have closed and/or have converted to on-line programs, all
27 of which creates a mass exodus of home-bound students to unexpected working parents; and

28 WHEREAS, with all of the closing of many businesses around the City, County and State
due to the various orders of the City, County Public Health Officer and the Governor, many sectors
of our local economy have been affected, especially the low-income rental tenants and the small
business owners; and

1 WHEREAS, with the closing of business and the reduction in staff in many others, many
2 low-income renters have either lost their jobs or are working less hours, thereby either completely
3 eliminating or reducing their wages; and

4 WHEREAS, even for those individuals that are still working, there is also a reduction in
5 hours worked in order to provide child care for the school-aged children now at home; and

6 WHEREAS, many of these individuals are already living paycheck to paycheck and with the
7 loss of income, impact's their ability to pay monthly rent, thereby leaving them vulnerable to
8 eviction and subsequently possible homelessness; and

9 WHEREAS, commercial tenants face the same issue in that social distancing and other
10 orders have effectively eliminated revenue flow for many businesses, forcing them to make the
11 decision of paying payroll or paying monthly rent; and

12 WHEREAS, on March 16, 2020, Governor Newsom issued Executive Order N-28-20,
13 authorizing local governments to exercise their police powers to adopt limitations on residential and
14 commercial evictions, including the adoption of a temporary moratorium; and

15 WHEREAS, on March 18, 2020, President Trump ordered the Federal Housing Finance
16 Authority to suspend foreclosures and evictions of homeowners with an enterprise-backed single-
17 family mortgage and additionally ordered the Department of Housing and Development to suspend
18 evictions of public housing units; and

19 WHEREAS, a temporary moratorium for non-payment evictions will provide much needed
20 relief to some of the City's most vulnerable, rent-burdened families and small businesses during this
21 Local Emergency.

22 NOW, THEREFORE, the City Council of the City of Riverside hereby declares and orders as
23 follows:

24 1. A temporary moratorium on the eviction of residential and commercial tenants due to
25 non-payment of rent in relation to the COVID-19 crisis is hereby imposed, subject to the following
26 requirements:

27 a. The tenant is to notify their landlord before the day the rent is due, with the
28 circumstances surrounding their inability to pay the entire rent.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

b. If able, the tenant should make an effort to pay a portion of their monthly rent.

c. The tenant and the landlord should work out a payment plan with a minimum of four (4) months after the repeal of the Local Emergency in which to pay back the rent owed. No late fees are to be imposed on the late rent.

d. The landlord is entitled to collect full monthly rent owed after the repeal of the Local Emergency.

2. The temporary moratorium will not relieve the tenant from their obligation to pay rent nor will it restrict the landlord’s ability to recover rent that is due after the termination of the moratorium. The landlord’s ability to evict a tenant for non-payment of rent due to the COVID-19 emergency, is suspended until the Local Emergency is repealed.

3. This Resolution shall go into effect immediately upon adoption and shall terminate and be of no further force and effect upon the repeal of the Local Emergency. This Resolution, unless the Local Emergency has been repealed, shall be reviewed by the City Council in 60 days.

ADOPTED by the City Council this _____ day of _____, 2020.

Mayor of the City of Riverside

Attest:

City Clerk of the City of Riverside

1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council
3 of said City at its meeting held on the _____ day of _____, 2020, by the following
4 vote, to wit:

5 Ayes:

6 Noes:

7 Absent:

8 Abstain:

9
10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
11 City of Riverside, California, this _____ day of _____, 2020.

12
13 _____
14 City Clerk of the City of Riverside
15
16
17
18
19
20
21
22
23
24
25
26
27
28