

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 RIVERSIDE, CALIFORNIA, ESTABLISHING A TEMPORARY
4 FREEZE ON RENT INCREASES FOR RESIDENTIAL TENANTS
5 DURING THE DECLARED LOCAL EMERGENCY,

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

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

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

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

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

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

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

26 WHEREAS, with all of the closing of many businesses around the City, County and State
27 due to the various orders of the City, County Public Health Officer and the Governor, many sectors
28 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 childcare 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, on March 16, 2020, Governor Newsom issued Executive Order N-28-20,
10 authorizing local governments to exercise their police powers to adopt limitations on residential and
11 commercial evictions, including the adoption of a temporary moratorium; and

12 WHEREAS, on March 27, 2020, Governor Newsom issued Executive Order N-37-20
13 establishing a moratorium on residential evictions for nonpayment of rent due to COCID-19 until
14 May 31, 2020; and

15 WHEREAS, on March 31, 2020, the City Council adopted Resolution No. 23558
16 establishing a moratorium on all residential and commercial evictions for sixty days as well as
17 allowing for a six (6) month time frame for a tenant to pay any and all back rent; and

18 WHEREAS, a temporary freeze on rent increases for residential tenants will provide much
19 needed relief to some of the City's most vulnerable, rent-burdened families during this Local
20 Emergency.

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

23 1. To provide relief and protection to Riverside residents during this COVID-19 crisis,
24 for those residents that have been impacted by COVID-19 and have established the same pursuant to
25 the requirements set out in Governor Gavin Newsom's Executive Order N-37-20, a temporary freeze
26 is hereby issued, regardless when the rent increase notice was served, whereby all rents for
27 residential tenants will remain the same as the date of this Resolution, and during the pendency of
28 this Resolution. The following residential properties, pursuant to AB 1482, are hereby exempt from

1 this Resolution:

- 2 a. Housing restricted by deed as affordable housing.
- 3 b. Dormitories maintained by any higher education institution within the state of use and
4 occupancy by students at that institution.
- 5 c. Housing that has been issued a certificate of occupancy within the previous 15 years.
- 6 d. Residential real property that is alienable separate from the title to any other dwelling
7 unit, provided both of the following apply:
- 8 i. the owner is not a real estate investment trust, corporation or limited liability
9 company in which at least one member is a corporation and
- 10 ii. the tenants have been provided written notice that the residential real property
11 is exempt from Civil Code section 1947.12, as provided for therein.
- 12 e. Duplex in which one of the units is occupied by the owner.
- 13 f. Mobile Home Parks which are governed by Riverside Municipal Code Chapter 5.75.
- 14 2. At the end of the local emergency, or after 60 days, whichever comes first, landlords
15 desiring to increase rent shall, in accordance with state law, issue a new rent increase notice, clearly
16 stating the new beginning date of the increased rent and the value of the increase.
- 17 3. This Resolution shall go into effect immediately upon adoption and shall terminate
18 and be of no further force and effect upon the repeal of the Local Emergency, or 60 days, whichever
19 is earlier.

20
21 ADOPTED by the City Council this _____ day of _____, 2020.

22
23 _____
24 Mayor of the City of Riverside

25 Attest:

26
27 _____
28 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 adopted at a meeting of the City Council of said City at
3 its meeting held on the _____ day of _____, 2020, by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

8
9 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
10 City of Riverside, California, this _____ day of _____, 2020.

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12 _____
13 City Clerk of the City of Riverside
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