

**BEFORE THE CITY COUNCIL OF THE CITY OF FORT BRAGG**

**AN UNPUBLISHED AND UNCODIFIED  
AMENDMENT TO URGENCY  
ORDINANCE OF THE CITY OF FORT  
BRAGG ESTABLISHING A TEMPORARY  
MORATORIUM AND EXTENDING THE  
EXPIRATION TO SEPTEMBER 30, 2020  
AND DECLARING THE AMENDMENT TO  
BE AN EMERGENCY MEASURE TO  
TAKE EFFECT IMMEDIATELY UPON  
ADOPTION**

**THIRD AMENDMENT TO  
URGENCY ORDINANCE  
NO. 960-2020**

**THE CITY COUNCIL OF THE CITY OF FORT BRAGG DOES HEREBY  
INCORPORATE ORDINANCE 960-2020 AND SUBSEQUENT AMENDMENTS BY  
REFERENCE AND AMENDS AND REPLACES SECTIONS 1 AND 2 OF SAID  
ORDINANCE 960-2020 AS FOLLOWS:**

SECTION 1. Findings and Emergency Declaration.

The City Council finds and declares as follows:

- A. In order to address the immediate threat to the public peace, health and safety, this ordinance extends the temporary eviction moratorium throughout the City of Fort Bragg related to the existence of the COVID-19 pandemic emergency.
- B. This ordinance is an emergency measure, to take effect immediately upon adoption pursuant to California Government Code section 36934 based on the facts recited above.

SECTION 2. Moratorium on evictions due to nonpayment of rent during the COVID-19 emergency.

Pursuant to the general police power of the City to protect the health, safety and welfare of its citizens, the authority of any landlord to commence evictions on any residential or commercial property within the unincorporated area for the following reasons is hereby suspended through September 30, 2020, unless otherwise terminated:

- A. The basis of the eviction is nonpayment of rent, or a foreclosure, arising out of a substantial decrease in household or business income (including but not limited to, a substantial decrease in household income caused by layoffs or a reduction in the number of compensable hours of work, or a substantial decrease in business income caused by a reduction in opening hours or consumer demand), or substantial out-of-pocket medical expenses; and

- B. The decrease in household or business income or the out-of-pocket medical expenses described in Paragraph A was caused by the COVID-19 pandemic, or by any local, state, or federal government response to COVID-19, and is documented; and
- C. To take advantage of the protections afforded under this Ordinance, a tenant must do all the following:
  - a. Notify the landlord in writing seven (7) days before the day rent is due that the tenant has a covered reason for delayed payment, except rent due August 1, 2020;
  - b. Provide the landlord with verifiable documentation to support the assertion of a covered reason for delayed payment within thirty (30) days of the day the rent is due.

Nothing in this ordinance shall relieve a tenant of the obligation to pay rent, nor restrict a landlord's ability to recover rent due.

**The foregoing Urgency Ordinance Amendment was introduced by Councilmember \_\_\_\_\_ and adopted at a regular meeting of the City Council of the City of Fort Bragg held on July 27, 2020 by the following vote:**

**AYES:  
NOES:  
ABSENT:  
ABSTAIN:  
RECUSED:**

\_\_\_\_\_  
**William V. Lee,  
Mayor**

**ATTEST:**

\_\_\_\_\_  
**June Lemos, CMC  
City Clerk**

**EFFECTIVE DATE: July 27, 2020.**