



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
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Meeting Agenda Special City Council

**THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY AS
THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT NO. 1
AND THE FORT BRAGG REDEVELOPMENT SUCCESSOR
AGENCY**

Tuesday, June 30, 2020

4:00 PM

Via Video Conference

Special Meeting

CALL TO ORDER

ROLL CALL

PLEASE TAKE NOTICE

DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF MENDOCINO TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE CITY COUNCIL MEMBERS WILL BE PARTICIPATING BY VIDEO CONFERENCE IN THE SPECIAL CITY COUNCIL MEETING OF TUESDAY, JUNE 30, 2020.

This meeting will be closed to the public. The meeting will be live-streamed on the City's website at city.fortbragg.com and on Channel 3. Public Comment regarding matters on the special agenda are restricted to electronic, written and voice mail communications. Comments may be made in any of the following ways: (1) Through the City's online eComment agenda feature, (2) Emailed to City Clerk June Lemos, jlemos@fortbragg.com, (3) Written comments delivered through the drop-box for utility payments to the right of the front door at City Hall, 416 N. Franklin Street; or (4) Voice mail comments called in to (707) 961-1694 by 3:00 PM on the day of the meeting.

Comments can be made at any time prior to the meeting, in real-time while the item is being considered by the Council, and up to 12 PM on the next day. The Clerk will read aloud all comments received prior to or during the meeting. Any comment on agendized matters exceeding three minutes and those received after the meeting will be included in the public record as part of the agenda packet the next business day after the meeting.

We appreciate your patience and willingness to protect the health and wellness of our community and staff. Please contact the City Clerk at (707) 961-1694 or jlemos@fortbragg.com if you have questions on the agenda.

1. CONDUCT OF BUSINESS

[20-783](#)

Receive Report and Consider Extension of Urgency Ordinance No. 960-2020 Providing a Temporary Moratorium on Evictions Due to COVID-19

Attachments: [06302020 Extend Eviction Moratorium](#)

[ORD960 Urgency Evictions Moratorium - Second Amendment](#)

ADJOURNMENT

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on June 29, 2020.

June Lemos, CMC, City Clerk

NOTICE TO THE PUBLIC:

DISTRIBUTION OF ADDITIONAL INFORMATION FOLLOWING AGENDA PACKET DISTRIBUTION:

- *Materials related to an item on this Agenda submitted to the Council/District/Agency after distribution of the agenda packet are available for public inspection upon making reasonable arrangements with the City Clerk for viewing same during normal business hours.*
- *Such documents are also available on the City of Fort Bragg’s website at <https://city.fortbragg.com> subject to staff’s ability to post the documents before the meeting.*

ADA NOTICE AND HEARING IMPAIRED PROVISIONS:

It is the policy of the City of Fort Bragg to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities.

If you need assistance to ensure your full participation, please contact the City Clerk at (707) 961-2823. Notification 48 hours in advance of any need for assistance will enable the City to make reasonable arrangements to ensure accessibility.

This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).



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Text File

File Number: 20-783

Agenda Date: 6/30/2020

Version: 1

Status: Agenda Ready

In Control: Special City Council

File Type: Ordinance

Agenda Number:

Receive Report and Consider Extension of Urgency Ordinance No. 960-2020 Providing a Temporary Moratorium on Evictions Due to COVID-19



AGENCY: City Council
MEETING DATE: June 30, 2020
DEPARTMENT: Administration
PRESENTED BY: T. Miller
EMAIL ADDRESS: tmiller@fortbragg.com

AGENDA ITEM SUMMARY

TITLE:

Receive Report and Consider Extension of Urgency Ordinance No. 960-2020 Providing a Temporary Moratorium on Evictions Due to COVID-19

ISSUE:

On March 30, 2020 the City Council approved an Urgency Ordinance establishing a temporary moratorium on both residential and commercial evictions as a result of nonpayment of rent due to the impacts of COVID-19. The moratorium was extended on May 28, 2020 for another month and is set to expire on June 30, 2020. The Council requested that a continuation of the moratorium be placed on the agenda for consideration prior to its expiration.

ANALYSIS:

On March 16, 2020, the Governor issued Executive Order N-28-20. The order suspended any state law that would preempt or otherwise restrict the City's exercise of its police power to impose substantive limitations on evictions based on nonpayment of rent resulting from the impacts of COVID-19.

The Governor expressed disappointment that local jurisdictions did not more readily adopt Eviction Moratoriums. The Governor stated the increased risk of homelessness as one of his primary reasons for issuing the Executive Order allowing local governments to adopt Eviction Moratoriums. In response, on March 27, 2020, Governor Newsom issued executive order N-37-20 (the "Second Order") to directly protect residential tenants from evictions if they are unable to pay rent due to financial impacts of the COVID-19 emergency and to give them a 60+ day extension to answer eviction lawsuits filed from March 27, until May 31, 2020; the Order prevents landlords from enforcing any eviction writ through May 31, 2020. Unlike the Governor's moratorium, the City's moratorium applies to both residential and commercial tenants. On May 29, 2020, the day after Council extended its moratorium, the Governor issued an Executive Order that extended the projection to local governments for an additional 60 days. This will expire on July 28, 2020.

Effective April 6, 2020, the California Judicial Council added multiple emergency Rules of Court, including a rule prohibiting courts from processing nearly all unlawful detainers (the "Judicial Rule"). The Judicial Rule applies "until 90 days after the Governor declares that the state of emergency related to the COVID-19 pandemic is lifted" or until the Judicial Council amends the rules. If the court's existing order is not amended, at a minimum, it will last through late summer, and if the state of emergency runs through at least September, then the Judicial Rule will be effective into 2021. The Judicial Rule protects both residential and commercial tenants.

Even if the Governor's Orders were not extended, the Judicial Rule by itself will stop most evictions. The Judicial Rule applies for 90 days beyond the termination of the Governor's state of emergency, thus tenants will have at least 90 days to make their best case before the judge for why they should not be evicted – if they have repaid their landlord in full by the time of the hearing, a court is less likely to evict the tenant. If there is a backlog of unlawful detainer actions, a court may not hear the case on the very first day possible – such tenants will have more than the minimum of 90 days from the termination of the state of emergency to repay their rent before the court hears the case. Of course, the Judicial Rule does not prohibit a court from still allowing an eviction even where the tenant has repaid all overdue rent – but many courts may be unwilling to evict a tenant in this situation.

Urgency Ordinances

Urgency Ordinances that are necessary for the immediate preservation of the public peace, health or safety, must contain a declaration of the facts constituting the urgency, and must be passed by a four-fifths vote of the City Council per Government Code Section 36937. Urgency Ordinances go into effect immediately upon adoption per California Government Code Section 36934. The original Ordinance contains the required findings.

Local Enforcement

Under the City's current Ordinance, so long as a tenant has complied with the notice and documentation requirements, a landlord cannot serve an eviction notice, file or prosecute an unlawful detainer action on a three-day pay or quit notice, or otherwise attempt to evict a tenant for nonpayment of rent. The tenant may use the Ordinance as an affirmative defense in such an action. This would be applicable through court proceedings and not require active City enforcement, unless City Council directed staff to utilize the City Prosecutor from Jones & Mayer, the City's law firm for active enforcement efforts. Staff is not recommending local enforcement outside of the Court's application of local law to eviction actions based on the added costs.

RECOMMENDED ACTION:

Staff recommends that the City Council extend the protection from eviction until July 31, 2020. This essentially falls within the Governors Order. Renters still have the extended protection from eviction provided by the Judicial Rule. Which will be applicable until 90 days after the State's declaration of emergency is lifted. Even then, there may be a backlog in the court systems that further delay evictions.

ALTERNATIVE ACTION(S):

The City Council may choose to decline to adopt the Urgency Ordinance and provide other direction to staff.

FISCAL IMPACT:

There will likely be fiscal impacts to both renters and landlords. The Ordinance protects tenants from eviction but it does not relieve or forgive a tenant of the liability for unpaid rent.

Mortgage protections for landlords are beyond the scope or jurisdiction of the City of Fort Bragg.

GREENHOUSE GAS EMISSIONS IMPACT:

There may be a small positive reduction in greenhouse gas emissions if tenants are not forced to relocate or transfer belongings by vehicle to another location.

CONSISTENCY:

The proposed urgency Ordinance is consistent with city ordinances, and emergency orders currently in effect. The amendment extending the eviction moratorium may not be consistent with state law.

IMPLEMENTATION/TIMEFRAMES:

If adopted by a four-fifths vote of the entire membership of the City Council, the proposed Urgency Ordinance will become effective immediately and will expire July 31,2020.

ATTACHMENTS:

1. Amendment to Urgency Ordinance 960-2020

NOTIFICATION:

1. Affordable Housing, Notify Me subscriber list
2. Homeless, Notify Me subscriber list
3. Economic Development Planning, Notify Me subscriber list

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 JULY 31, 2020 AND
DECLARING THE AMENDMENT TO BE
AN EMERGENCY MEASURE TO TAKE
EFFECT IMMEDIATELY UPON
ADOPTION**

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

**THE CITY COUNCIL OF THE CITY OF FORT BRAGG DOES HEREBY
INCORPORATE ORDINANCE 960-2020 AND SUBSEQUENT AMENDMENT 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 July 31, 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 July 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 special meeting of the City Council of the City of Fort Bragg held on June 30, 2020 by the following vote:

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

**William V. Lee,
Mayor**

ATTEST:

**June Lemos, CMC
City Clerk**

EFFECTIVE DATE: June 30, 2020.