

URGENCY ORDINANCE TO TEMPORARILY PROHIBIT EVICTIONS

Board of Supervisors

March 24, 2020



WHY DOES SANTA BARBARA COUNTY NEED TO PREVENT EVICTIONS AT THIS TIME?

- Public Health and Safety Concerns
- Economic Relief
- Prevent Homelessness
- To comply with Governor's Executive Stay at Home Order of March 19, 2020

URGENCY ORDINANCE

- Protects residential and commercial renters in unincorporated areas from being evicted during the local health emergency proclamation
- Until May 31, 2020 or until the Santa Barbara County local health emergency proclamation is terminated, whichever is earlier.
- Protection for renters impacted by COVID-19
- Includes that landlords must be repaid

URGENCY ORDINANCE

- **Shows Support for Governor's Requests in Executive Order of March 16, 2020 for:**

- “[P]ublic housing authorities to extend deadlines for housing assistance recipients or applicants to deliver records or documents related to their eligibility for programs, to the extent that those deadlines are within the discretion of the housing authority.”
- “Financial institutions holding home or commercial mortgages, including banks, credit unions, government-sponsored enterprises, and institutional investors implement an immediate moratorium on foreclosures and related evictions when the foreclosure or foreclosure-related eviction arises out of a substantial decrease in household or business income, or substantial out-of-pocket medical expenses, which were caused by the COVID-19 pandemic, or by any local, state, or federal government response to COVID-19.”

FYI- FEDERAL UPDATE

- **HUD Foreclosure Eviction Moratorium of March 18, 2020**
 - In connection with the Presidentially-Declared COVID-19 National Emergency
 - For all FHA-insured Single Family mortgages for a period of 60 days

THIS ORDINANCE DOES NOT:

- Excuse renters from paying deferred and/or current rent within the duration of the Ordinance

WHERE DO OUR COUNTY EMPLOYEES LIVE?

- 1st District - 671 employees
- 2nd District - 714 employees
- 3rd District - 671 employees
- 4th District - 1049 employees
- 5th District - 274 employees

- Ventura County - 274 employees
- San Luis Obispo - County 250 employees

NEIGHBORING JURISDICTIONS WITH SIMILAR ORDINANCES

- Counties
 - San Luis Obispo
- Cities
 - Goleta
 - Santa Barbara (taking action today)
 - Ojai
 - Thousand Oaks
 - Oxnard
 - Camarillo
 - Moorpark
 - Simi Valley

RECOMMENDED ACTIONS

That the Board of Supervisors: (Requires 4/5 Vote)

- a) Pursuant to Government Code sections 25123 and 25131 and California Governor Newsom's Executive Order N-28-20, adopt an Urgency Ordinance to amend County Code Chapter 44 to temporarily prohibit and suspend evictions arising from loss of income or substantial medical expenses related to COVID-19, Coronavirus pandemic, until May 31, 2020 or until the Santa Barbara County local health emergency proclamation is terminated, whichever is earlier. This Urgency Ordinance does not relieve a tenant's obligations to pay rent or restrict a landlord's ability to recover rent due;
- b) Read the title and waive further reading of the Urgency Ordinance;
- c) Determine that adoption of the Urgency Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15269(c), 15061(b)(3); and 15378(b)(5); and,
- d) Waive the Notice of Exemption 6-day posting requirement for good cause pursuant to County CEQA Guidelines section V.D.2.