

RESOLUTION 2020-054

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO CONFIRMING THE ESTABLISHMENT OF A COVID-19 HOUSING ASSISTANCE PROGRAM THAT PROVIDES ONE-TIME GRANTS OF UP TO \$1,000 PER HOUSEHOLD FOR ELIGIBLE SAN PABLO RESIDENTS TO HELP PAY RENT, MORTGAGE OR UTILITY PAYMENTS DUE TO A JOB LOSS OR REDUCTION IN WORK HOUR CAUSED BY COVID-19 SHELTER IN PLACE ORDERS AND APPROPRIATING \$250,000 IN LOW-INCOME HOUSING FUNDS

WHEREAS, Government Code Section 8558 provides for a “State of Emergency” or a “Local Emergency” when conditions as “air pollution, fire, flood, storm, epidemic, riot, drought, sudden and severe energy shortage, plant or animal infestation or disease, the Governor’s warning of an earthquake or volcanic prediction, or an earthquake, or other conditions, other than the conditions resulting from a labor controversy,” which conditions are likely to be beyond the control of the services, personnel, equipment and facilities of any single entity or of a particular political subdivision and require the combined forces of other political subdivisions to combat;

WHEREAS, Government Code Section 8630 authorizes the City Council to proclaim the existence of a “Local Emergency;” and to review the continuing need for such proclamation until the emergency is terminated;

WHEREAS, the Emergency Operations Center (EOC) for the City of San Pablo was on Monday, March 16, 2020 due to the Novel Coronavirus (“COVID-19”);

WHEREAS, following declarations of emergency by the State of California, Contra Costa County and the Federal government, the City Council of the City of San Pablo adopted Resolution 2020-034 on March 16, 2020 proclaiming the existence of a local emergency due to the Novel Coronavirus (COVID-19) pandemic, which declaration of emergency has been extended and the orders of the Director of Emergency Services confirmed pursuant to Resolution Nos. 2020-042 and 2020-051;

WHEREAS, on March 16, 2020, Governor Gavin Newsom issued Executive Order N-28-20, which authorizes local jurisdictions to suspend the evictions of residential and commercial tenants for the non-payment of rent if the non-payment is due to the COVID-19 pandemic. The protections in Executive Order N-28-20 extend through May 31, 2020;

WHEREAS, on March 19, 2020, Governor Gavin Newsom issued Executive Order N-33-20, which directs residents of California to follow state public health directives to stay home or at their place of residence to preserve the public health and safety and capabilities of the healthcare delivery system;

WHEREAS, on March 27, 2020, Governor Gavin Newsom issued Executive Order N-37-20, which prohibits landlords throughout California from evicting residential tenants for nonpayment of rent through May 31, 2020 when the inability to pay is due to COVID-

19, and the tenant has provided notice to the landlord and has documentation showing the nonpayment is because of the COVID-19 pandemic;

WHEREAS, on March 31, 2020, in conjunction with five other San Francisco Bay Area Counties and the City of Berkeley Health Department, the Contra Costa County Health Officer issued Order No. HO-COVID19-03 extended the order requiring County residents to shelter at their places of residence through May 3, 2020, and further restricted access and essential business and governmental operations;

WHEREAS, on April 6, 2020, pursuant to Resolution No. 2020-043, the City Council for the City of San Pablo added "Explore protections for tenants who may be potentially displaced from current COVID-19 pandemic impacts" to the City Council's Priority Workplan; and on April 20, 2020, the City Council provided direction to City staff regarding an urgency ordinance and other actions to address evictions and rental increases during COVID-19;

WHEREAS, as of April 26, 2020, there were 830 confirmed cases of COVID-19 in Contra Costa County with 25 deaths and 47 confirmed cases in San Pablo, which is a high percentage of the population. As of April 26, 2020, there were 43,464 confirmed cases of COVID-19 in California with 1,755 deaths. As of April 26, 2020, there were 957,875 cases of COVID-19 in the United States with 53,922 deaths; and all of those numbers are expected to continue to rise;

WHEREAS, on April 27, 2020, the Contra Costa Health Services Officer, in conjunction with other Bay Area Health Officers indicated that the Shelter-in-Place orders would be extended through May 31, 2020;

WHEREAS, on April 27, 2020, the City Council adopted an Urgency Ordinance Temporarily Prohibiting Evictions of Residential and Commercial Real Property Tenants in Contra Costa County Impacted by the COVID-19 Pandemic and Establishing a Moratorium on Rent Freezes;

WHEREAS, the COVID-19 pandemic and associated public health orders are expected to result in a substantial loss of income to a widespread portion of the local population that depends on wages or business income to pay mortgage or rent obligations and results in substantial medical expenses for certain San Pablo residents, especially given the significant percentage of San Pablo residents living under the poverty line;

WHEREAS, San Pablo, like other communities in the San Francisco Bay Area, was already experiencing a housing affordability crisis, which was driving homelessness and displacement of residents;

WHEREAS, many San Pablo residents are experiencing or will experience substantial losses of income as a result of the local emergency and shelter-in-place orders, hindering their ability to pay rent, mortgage or utility obligations and leaving them vulnerable to eviction or foreclosure;

WHEREAS, with many San Pablo renters being rent-burdened, paying over 30 percent of their income on rent, and some renters severely rent-burdened, paying over 50 percent of their income on rent, which leaves less money for families to spend on other necessities like food, healthcare, transportation, and education;

WHEREAS, housing displacement due to rent increases, utility payments, evictions or foreclosures occurring during the local emergency would hinder individuals from complying with state and local directives to shelter in place; from learning of further federal, state and local directives and access public health and safety information and services; and would lead to increased spread of COVID-19, overburdening the healthcare delivery system and potentially resulting in greater loss of life, as well as the viability of businesses and the economic recovery after the emergency; and

WHEREAS, preventing homelessness among residents is an important State priority and an appropriate expenditure of the Low-Income Housing fund created under redevelopment law;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Pablo that the City Council:

1. Confirms the establishment of a COVID-19 Housing Assistance Program for eligible San Pablo residents that provides a one-time grant per household of up to \$1,000 to help pay for rent, mortgage or utility payments during the Shelter-in-Place Orders caused by the COVID-19 pandemic as described in Attachment 1; and
2. Appropriates \$250,000 from fund balance in the Low-Income Housing Fund (250-0000-00000) to a spendable account in the Economic Development budget (100-1320-44000-COR-RLF) to fund the Housing Assistance Program in fiscal year 2019/20.

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ADOPTED this 4th day of May 2020, by the following votes:

AYES:	COUNCILMEMBERS:	Kinney, Pineda, Xavier, Pabon-Alvarado and Cruz
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	None

ATTEST: APPROVED:

/s/ LaTanya Fisher
LaTanya Fisher, Acting Deputy City Clerk

/s/ Arturo M. Cruz
Arturo M. Cruz, Mayor