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NEWSLINE

## **State of California and Executive Order N-28-20 (Dealing with Evictions)**

By Chris Wysocki, Legislative Advocate

Many members have inquired about published reports of Governor Newsom's Executive Order limiting the ability to evict residents because of the COVID-19 pandemic. California Gov. Gavin Newsom's Executive Order makes it clear that local governments can impose eviction protections for tenants who are unable to pay their rent because of the coronavirus or loss of income because of the outbreak.

Many local governments have adopted emergency eviction ordinances. A list will soon be available on our website's COVID-19 section. In the meantime, here is a partial list as of this morning. However, to ensure you are in compliance with the Governor's orders, please consult your legal counsel before taking any eviction action.

Alameda: <https://static1.squarespace.com/static/56df370d22482e5c7f09022f/t/5e729cf96aca420d277050da/1584569614716/Ordinance+3268.pdf>

Burbank: [https://burbank.granicus.com/MetaViewer.php?view\\_id=42&clip\\_id=8995&meta\\_id=366200](https://burbank.granicus.com/MetaViewer.php?view_id=42&clip_id=8995&meta_id=366200)

Clearlake: <https://www.clearlake.ca.us/AgendaCenter/ViewFile/Agenda/03192020-456>

Culver City: <https://www.culvercity.org/home/showdocument?id=18854>

El Monte: <https://www.culvercity.org/home/showdocument?id=18854>

Fresno: <https://www.fresno.gov/wp-content/uploads/2020/03/Ord-2020-010-Adding-Section-2-514-to-the-Municipal-Code-Regarding-COVID-19-Pandemic-Emergency.pdf>

Glendale: <https://www.glendaleca.gov/home/showdocument?id=55361>

Goleta: <https://www.cityofgoleta.org/home/showdocument?id=23213>

Inglewood: <https://www.cityofinglewood.org/DocumentCenter/View/14118/Executed-Copy—Emergency-Ordinance-COVID19>

Los Angeles: <https://hcidla.lacity.org/covid-19-eviction-moratorium>

County of

Monterey: [http://monterey.granicus.com/MediaPlayer.php?view\\_id=5&clip\\_id=3942](http://monterey.granicus.com/MediaPlayer.php?view_id=5&clip_id=3942)

Ojai: <https://ojaicity.org/city-orders-a-residential-eviction-moratorium/>

Oxnard: <https://www.oxnard.org/wp-content/uploads/2020/03/2020.03.19-Director-Order-20-01.pdf>

Palm

Springs: [https://destinyhosted.com/palmsdocs/2020/CC/20200319\\_1219/2160\\_5C\\_Part\\_3.pdf](https://destinyhosted.com/palmsdocs/2020/CC/20200319_1219/2160_5C_Part_3.pdf)

Palo

Alto: <https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=64347.18&BlobID=75852>

Pasadena: [http://ww2.cityofpasadena.net/councilagendas/2020%20Agendas/Mar\\_17\\_20/AR%205%20ORDINANCE.pdf](http://ww2.cityofpasadena.net/councilagendas/2020%20Agendas/Mar_17_20/AR%205%20ORDINANCE.pdf)

Richmond: <https://www.ci.richmond.ca.us/3387/Termination-of-Tenancy>

Sacramento: <https://www.cityofsacramento.org/Community-Development/Code-Compliance/Tenant-Protection-Program>

County of San

Bernardino: <https://sanbernardino.legistar.com/View.ashx?M=A&ID=770057&GUID=02C45349-0C28-45A9-8A25-BEF7B1732A05>

San

Diego: <https://onbase.sandiego.gov/OnBaseAgendaOnline/Documents/ViewDocument/Staff%20Report.pdf?meetingId=3951&documentType=Agenda&itemId=188828&publishId=368273&isSection=false>

San Francisco: [https://sf.gov/sites/default/files/2020-03/MOHCDD%20eviction%20moratorium%20guidance\\_v01\\_20200318.pdf](https://sf.gov/sites/default/files/2020-03/MOHCDD%20eviction%20moratorium%20guidance_v01_20200318.pdf)

San Jose: <https://www.sanjoseca.gov/your-government/departments-offices/housing/eviction-moratorium>

County of San Luis Obispo: <https://www.emergencyslo.org/en/resources/Current-Emergency-Information/Documents/Local-Emergency-Order-3-Corrected.pdf>

Santa Ana: [https://www.santa-](https://www.santa-ana.org/sites/default/files/cm/images/Executive%20Order%20on%20Evictions%20and%20Foreclosures.pdf)

[ana.org/sites/default/files/cm/images/Executive%20Order%20on%20Evictions%20and%20Foreclosures.pdf](https://www.santa-ana.org/sites/default/files/cm/images/Executive%20Order%20on%20Evictions%20and%20Foreclosures.pdf)

Santa Monica: [https://www.santamonica.gov/Media/Default/CMO/Supplement\\_1 -  
Local Emergency - COVID 19 - Evictions and Fees.pdf](https://www.santamonica.gov/Media/Default/CMO/Supplement_1_-_Local_Emergency_-_COVID_19_-_Evictions_and_Fees.pdf)

Simi Valley: <https://www.simivalley.org/home/showdocument?id=22063>

South Pasadena: <https://www.southpasadenaca.gov/home/showdocument?id=19573>

Stockton: [https://stockton.legistar.com/LegislationDetail.aspx?ID=4397250&GUID=3069  
11E1-A421-48DB-92FC-7DF30F382BA5](https://stockton.legistar.com/LegislationDetail.aspx?ID=4397250&GUID=306911E1-A421-48DB-92FC-7DF30F382BA5)

Vallejo: <https://cityofvallejo.net/cms/one.aspx?pageId=16557965>

[https://www.timesheraldonline.com/2020/03/18/greg-nyhoff-issues-emergency-orders-  
for-medical-weed-evictions-and-essential-businesses/](https://www.timesheraldonline.com/2020/03/18/greg-nyhoff-issues-emergency-orders-for-medical-weed-evictions-and-essential-businesses/)

West

Sacramento: [https://www.cityofwestsacramento.org/Home/Components/News/News/156  
2/67?backlist=%2f](https://www.cityofwestsacramento.org/Home/Components/News/News/1562/67?backlist=%2f)

Woodland: <https://woodlandca.civicclerk.com/Web/GenFile.aspx?ad=2853>

With the Legislature in recess until at least April 13th, the Order will most certainly stay in place until May 31, 2020, unless extended by another Executive Order. Please check your local government's websites for information about the local government emergency eviction ordinances recently adopted.

According to Newsom's order, such ordinances should spell out that if a resident cannot pay the rent because of COVID-19, that a resident's rental payment is deferred for a reasonable period, but not waived. This Executive Order is aimed at preventing evictions because of non-payment of rent caused by financial hardships directly related to the current pandemic. In issuing this Executive Order, the Governor clearly stated that it does not "relieve a tenant from the obligation to pay rent, or restrict the landlord's ability to recover rent that is due."

We are also aware of the financial hardship that our members are facing. That is one reason we are working with a coalition of other business organizations to attempt to convince the Governor's Administration and the Legislative Leadership to recognize that an extension of the upcoming April 10<sup>th</sup> property tax filing deadline should be considered. While we are making these attempts, I do not hold great optimism of success largely due to the fiscal impact such a delay would have on state and local government budgets.

I realize this is a difficult time for our members and the state as a whole. The WMA team is working daily with state officials, and the one thing I can say is that nobody is certain of what is going to happen in the near future. We will keep you apprised of information as it develops.

For your information, the Executive Order can be found by clicking <https://www.gov.ca.gov/wp-content/uploads/2020/03/3.16.20-Executive-Order.pdf>

If you have any questions, please do not hesitate to e-mail us.