



Wilma Chan, SUPERVISOR, THIRD DISTRICT

ALAMEDA COUNTY BOARD OF SUPERVISORS

COMMITTEES:
Health and ALL IN, Chair
Personnel & Legislative
Unincorporated Services

Honorable Board of Supervisors
Alameda County Administration Building
Oakland, CA 94612

Dear Board Members:

**SUBJECT: DIRECT STAFF TO PREPARE AN ORDINANCE PROVIDING FOR A
TEMPORARY MORATORIUM ON EVICTIONS CAUSED BY COVID-19
IN THE UNINCORPORATED AREAS OF ALAMEDA COUNTY**

RECOMMENDATION:

It is recommended that the Board direct the Community Development Agency, Health Care Services Agency and County Counsel to prepare an ordinance providing for a temporary moratorium on evictions caused by COVID-19 in the Unincorporated Areas of Alameda County under the following conditions:

- A. An emergency declaration pertaining to COVID-19 must be in effect in Alameda County;
- B. The temporary moratorium shall remain in effect for a period of thirty (30) days from ordinance adoption.
- C. The Board may approve extensions to the 30-day temporary moratorium;
- D. Affected renters must demonstrate substantial loss of income, through documentation or other objectively verifiable means, resulting from the COVID-19 pandemic e.g., from (i) job loss, (ii) a reduction of compensated hours of work, (iii) store, restaurant, or office closure, (iv) the need to miss work to care for a home-bound school-age child, or (v) other similarly-caused loss of income that resulted since the County's ordinance; and
- E. Affected renters must notify their landlords on or before the day that rent is due that they have substantial loss of income as a result of the declared emergency related to COVID-19, resulting in business closure, substantial loss of compensable hours of work and wages, or layoffs.

DISCUSSION/SUMMARY:

At the March 10, 2020 Board of Supervisors meeting, the County of Alameda declared a public health emergency. As of March 12, 2020, there are seven (7) confirmed cases in the County. The

number of documented cases is likely to increase as more effective, accessible and pro-active testing methods are introduced and community spread worsens.

As the response to the public health emergency escalates, many residents may feel direct economic impacts. Lost business throughout a number of industries, including, but not limited to, hospitality, retail, entertainment, and gig economies will result in lost or reduced paychecks and jobs for these employees. As of March 13, 2020, nine (9) school districts in Alameda County – Alameda, Dublin, Albany, Berkeley, Emeryville, Hayward, New Haven, Oakland, and San Leandro – have either suspended in-class instruction or closed all schools. These closures might necessitate parents missing work to care for their children. In response to these economic impacts, both the City of Hayward and the City of Oakland are considering legislation to direct City staff to draft similar ordinances halting evictions for affected renters.

We must avoid worsening the homelessness crisis facing Alameda County by protecting our residents from potential evictions and dislocation due to lost wages during the COVID-19 emergency.

In addition to preparing the eviction moratorium ordinance, the Board directs staff to address the following issues:

- A. Work with the Apartment Associations in advocating with the relevant agencies and organizations for temporary relief for unpaid landlords from the burden of such costs as property taxes, utility charges, and foreclosure; and
- B. Evaluate the potential for including in the legislation a 120-day period for affected tenants to become current on past due rent.

FINANCING:

There will be no increase in net county cost.

VISION 2026 GOAL:

Support for a moratorium on evictions for COVID-19 affected renters will support the overarching vision of **Thriving and Resilient Population** and the 10X goal of **Eliminating Homelessness** by ensuring all residents' basic needs are met, including facilitating access to and retention of safe, stable housing while building resiliency and self-sufficiency among vulnerable populations.

Respectfully,



Wilma Chan
Supervisor, District 3



Keith Carson
Supervisor, District 5