

## **EMERGENCY RESOLUTION FOR THE EXPANSION OF COVID-19 EVICTION PROTECTIONS FOR RESIDENTS OF THE COUNTY OF SANTA CLARA**

WHEREAS, all residents of the County of Santa Clara ("the County") are experiencing a declared state of emergency in response to the COVID-19 pandemic posing immediate and widespread risk of harm to human health and life, and, with exceptions for the provision or receipt of essential goods and services, are under official directives from the State of California ("the State") and the County to shelter in place within their current residences; and

WHEREAS, adherence to shelter in place orders has recessed and broadly scaled back commercial activities in the County, resulting in sudden and significant economic harm to many individuals such as the loss of income, employment, and productivity; of whom many of these individuals lease their homes as renters in the County and are now at greater personal risk of becoming homeless, thereby heightening the County's risk of increased transmission rates of COVID-19 should they become homeless; and

WHEREAS, in order to reduce this risk, on March 24th, 2020, the County Board of Supervisors ("the Supervisors") enacted a moratorium ordinance currently lasting through May 31st, 2020 against the termination of lawful tenancies by County residents able to demonstrate through pay stubs, medical bills, employer attestations, bank statements, and similar documentation that their inability to pay rents is a result of "substantial loss" caused by the COVID-19 crisis; and

WHEREAS, this ordinance does not prevent the serving of eviction notices to tenants during the COVID-19 state of emergency; additionally requires tenants to fully repay past-due rents within 120 days of the expiration of the ordinance, without factoring for compounding losses that may accrue from shelter in place orders extending beyond May 31st, 2020; and, does not make considerations on behalf of the ability to pay for the County's rent-burdened and severely rent-burdened households respectively paying greater than 30% and 50% of their total incomes towards their current rents or establish rent relief funding for the neediest of these such households;

THEREFORE, BE IT RESOLVED THAT; the Santa Clara County Democratic Party calls upon the Supervisors and the legislative bodies of every City and Town within the County to build upon the County's current eviction moratorium to deliver to County residents the strongest such protections in the State; that such protections be achieved through emergency actions during their next scheduled legislative sessions or the emergency convening of such a session; and that these actions result in the adoption of:

- (a) an additional allowance of 60 days to the repayment period for past-due rents for every period of 1 month for which shelter in place orders extend beyond May 31st, 2020; these allowance extensions added to the 120 day period already established in the current ordinance; and
- (b) the right for rent-burdened and severely rent-burdened households to enter into negotiated payment plans for the repayment of past-due rents, providing that such households may not be involuntarily compelled to respectively pay greater than 40% or 55% of their total monthly incomes in the process of becoming whole with past-due rents; and
- (c) the suspension of the serving of eviction notices to all County tenants for failure to pay rent during the COVID-19 state of emergency, with tenants failing to pay being noticed instead with documentation of their rights under the adopted eviction protections; and
- (d) official appeals to the regional private sector for partnership and funding opportunities into County and municipal rent relief funds established for the express purpose of relieving the most stricken households in the County able to demonstrate the greatest need of assistance

BE IT FURTHER RESOLVED THAT the Santa Clara County Democratic Party Central Committee stands with all of the County's tenants during the COVID-19 crisis, strongly rejects any actions such as evictions which increase the risk of harm caused by COVID-19, and that copies of this resolution be sent to the Supervisors, the duly elected legislative bodies of every City and Town within the County, as well as the leadership boards of the Silicon Valley Leadership Group and Silicon Valley Community Foundation

Submitted by: Alex Nunez, Mountain View