



*Housing*

# Amendments to the Eviction Moratorium Ordinance and Extension of Moratorium

May 19, 2020  
Item 8.3

**Jacky Morales-Ferrand**  
Director  
Housing Department

**Rachel VanderVeen**  
Deputy Director  
Housing Department

**Christopher Alexander**  
Deputy City Attorney

# Overview of Eviction Moratorium & Council Direction

## Provisions of Eviction Moratorium

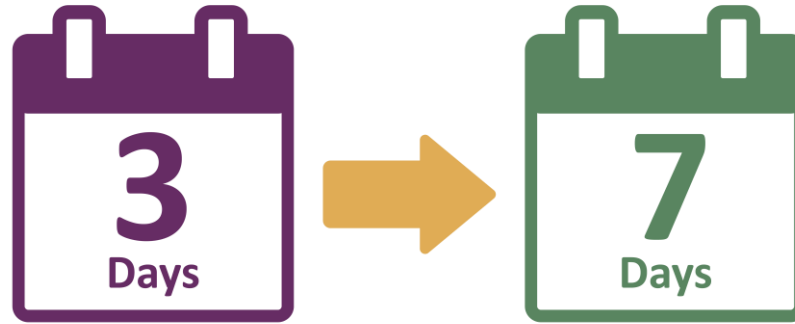
- Prohibits evictions for all residential units and mobilehomes
- Includes single family homes, duplexes, condos, rent stabilized and market rate apartments

## City Council Direction on 4/14

- Extend period of tenant notification to landlord
- Include language to protect against harassment and retaliation
- Include repayment period



# Proposed Amendments



**Extend the tenant  
notification period**



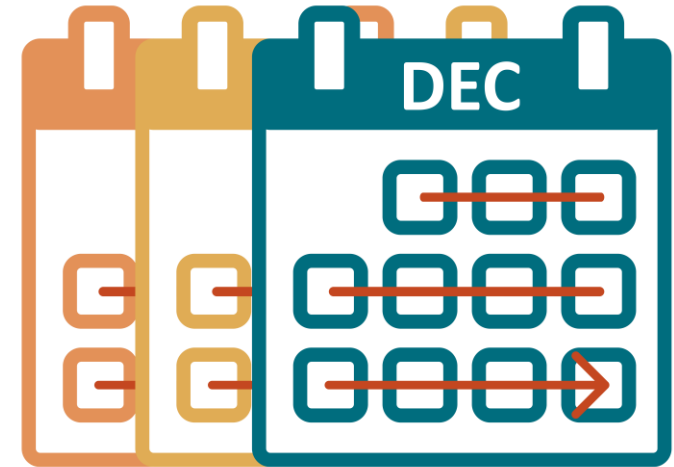
**Provide harassment and  
retaliation protections**



# Proposed Amendments (Cont'd)



**Late Fees and  
Interest Prohibited**



**Repayment Period  
through 12/31/20**



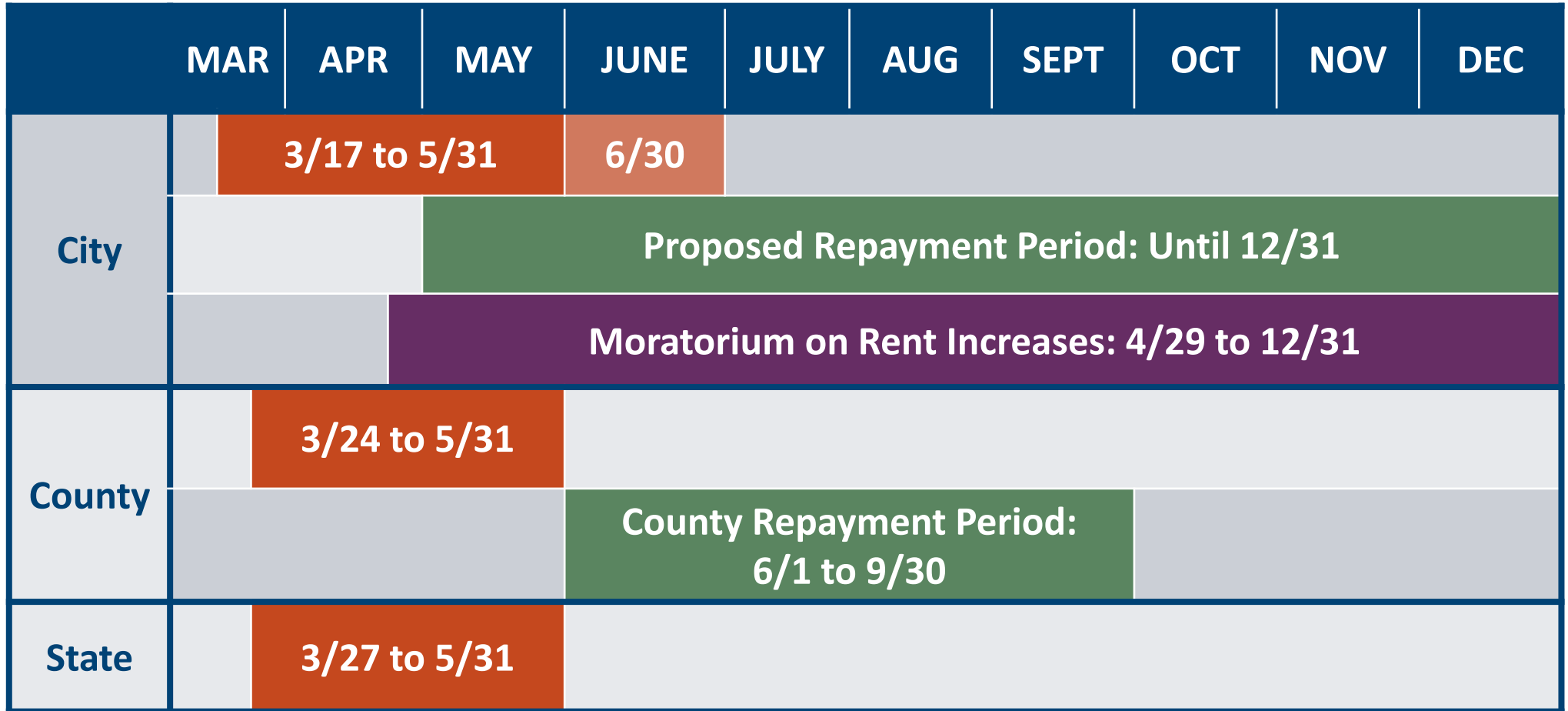
# Extension of the Eviction Moratorium

One-month extension from 5/31/2020 to 6/30/2020


|        | MAR | APR  | MAY  | JUNE                    |
|--------|-----|------|------|-------------------------|
| City   |     | 3/17 | 5/31 | Proposed to extend 6/30 |
| County |     | 3/24 | 5/31 |                         |
| State  |     | 3/27 | 5/31 |                         |





# Extend Time for Repayment Period



 Eviction Moratorium

 Proposed Extension

 Repayment Period

 Moratorium on Rent Increase

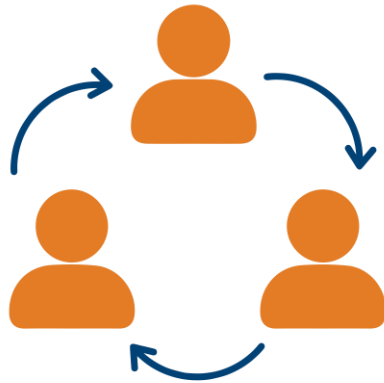
# Reduction in Rent Stabilization Program Per Unit Fees for Owners



|                                       | Apartment<br>Rent<br>Ordinance Fee | Tenant<br>Protection<br>Ordinance Fee | Mobilehome<br>Rent Ordinance<br>Fee |
|---------------------------------------|------------------------------------|---------------------------------------|-------------------------------------|
| 2019-2020 Fee<br>Levels               | \$85.04                            | \$8.76                                | \$24.24                             |
| Proposed<br>2020-2021 Fee             | \$55.00                            | \$5.45                                | \$20.00                             |
| Percent<br>Reduction for<br>2020-2021 | 35%                                | 37%                                   | 17%                                 |

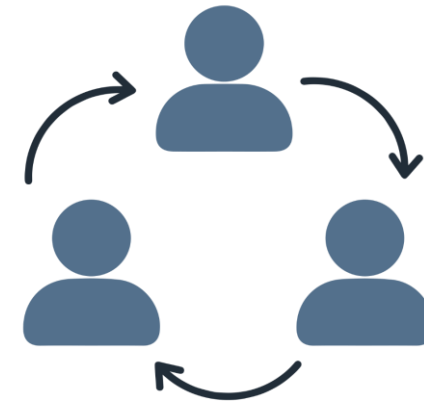


# Access to Mediation Programs



## Santa Clara County Pilot Partnership

For affected tenants, mobilehome residents, owners, and mobilehome park owners



## Rent Stabilization Program

Tenants and owners covered by the Apartment Rent Ordinance





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