

RESOLUTION 2020-082

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO ESTABLISHING A COVID-19 HOUSING ASSISTANCE PROGRAM FOR FISCAL YEAR 2020/21 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 HOURS CAUSED BY COVID-19 SHELTER-IN-PLACE ORDERS AND APPROPRIATING \$250,000 IN FY 2020/21 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, 2020-051, 2020-055, 2020-060, 2020-68 and 2020-077;

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, 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, which have been further extended;

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 through May 31, 2020;

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;

WHEREAS, on May 4, 2020, the City Council of the City of San Pablo adopted Resolution 2020-054 establishing the Fiscal Year 2019/20 COVID-19 Housing Assistance Program (FY 2019/20 Housing Program) which provides one-time grants of up to \$1,000 per household for eligible San Pablo residents to help pay for rent, mortgage or utility payments due to a job loss or reduction in work hours caused by COVID-19 and appropriating \$250,000 in Low-Income Housing Funds to fund the Housing Program which ended on May 31, 2020;

WHEREAS, as of June 23, 2020, there were 2,454 confirmed cases of COVID-19 in Contra Costa County, and 62 deaths. As of June 23, 2020, there were 183,073 confirmed cases of COVID-19 in California with 5,580 deaths. As of June 23, 2020, there were 2,302,288 cases of COVID-19 in the United States with 120,333 deaths. All of those numbers are expected to continue to rise. Further, San Pablo continues to be identified as a “hot spot” with 218 confirmed COVID-19 cases at an increasingly high rate of 694 cases per 100,000 population;

WHEREAS, according to the East Bay Economic Development Alliance’s (East Bay EDA) Business Recovery Survey Results published on May 19, 2020, 80% of East Bay businesses are “microbusinesses” employing fewer than 10 employees, which often have limited cash reserves and are not positioned to take on more debt to survive COVID19 and shelter-in-place orders; microbusinesses are more likely to be minority- or women-owned compared to larger businesses; nearly 40% of the survey respondents were temporarily closed because they were not considered “essential” and 42.3% of West Contra Costa County businesses temporarily closed;

WHEREAS, eleven out of fifteen surveyed West Contra Costa County businesses indicated staff reductions in the 75-100% range, with layoffs and revenue losses hitting low-wage workers the hardest with impacts in the following industries: food and beverage; retail and personal services; hospitality/leisure/entertainment;

WHEREAS, many San Pablo residents have experienced job loss or reduced hours due to COVID-19 and shelter-in-place orders;

WHEREAS, Contra Costa County overall saw an increase in unemployment from a March unemployment rate of 4.1 percent to an April unemployment rate of 14.5 percent, with nearly 3.7 million Californians filing for unemployment during the first six weeks of COVID-19 pandemic and the nation seeing the highest level of unemployment in 70 years;

WHEREAS, according to the East Bay EDA, there were 25,560 jobs lost in the East Bay during March and April, representing nearly 30% of job cuts in the nine-county Bay Area. However, the Urban Institute estimated 45,666 low-income jobs (annual earnings below \$40,000) lost just in Contra Costa County through May 8, 2020;

WHEREAS, the effects of the COVID-19 pandemic continue to be felt especially by low income residents of San Pablo and it is the City Council's desire to provide continued assistance to its residents affected by COVID-19; 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. Establishes an FY 2020/21 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 2020/21.

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ADOPTED this 29th day of June 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:
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/s/ LaTanya Fisher
LaTanya Fisher, Acting Deputy City Clerk

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