

Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: May 11, 2020

FROM: CITY ATTORNEY

**SUBJECT: UNCODIFIED ORDINANCE OF THE CITY OF PASADENA
SUPERSEDING ORDINANCE NO. 7359, A MORATORIUM ON
EVICTIONS FOR NON-PAYMENT OF RENT BY TENANTS IMPACTED
BY COVID-19**

TITLE OF PROPOSED ORDINANCE

**UNCODIFIED ORDINANCE OF THE CITY OF PASADENA SUPERSEDING
ORDINANCE NO. 7359, A MORATORIUM ON EVICTIONS FOR NON-PAYMENT OF
RENT BY TENANTS IMPACTED BY COVID-19**

PURPOSE OF ORDINANCE

This ordinance updates the City's existing eviction moratorium for residential and commercial tenants who experience financial impacts from the COVID-19 pandemic, imposing a moratorium on eviction for non-payment of rent by residential and commercial tenants impacted by the COVID-19 pandemic. Of note, at its May 4, 2020 meeting, the Council approved of revisions that (a) prohibit landlords from imposing pass-throughs, interest, or late fees for unpaid rent during the moratorium, (b) extend the moratorium to self-storage facilities; (c) encourage partial payment of rent; and (d) prohibit landlords from harassing or intimidating tenants who exercise their protections under the moratorium.

REASON WHY LEGISLATION IS NEEDED

This ordinance is needed as a result of the public health emergency caused by the COVID-19 pandemic, and the precautions recommended by health authorities, where many tenants in Pasadena have experienced or expect soon to experience sudden and

MEETING OF 05/11/2020

AGENDA ITEM NO. 9

unexpected income loss. Consistent with City Council direction at its May 4, 2020 meeting, this ordinance enhances the existing uncodified eviction moratorium, adopted by the City Council on March 30, 2020.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Housing Department may provide outreach to remind landlords of their requirements to provide tenants with “written notice of the protections” of the eviction moratorium. This notice requirements were not in the existing ordinance, but is proposed to be added, here.

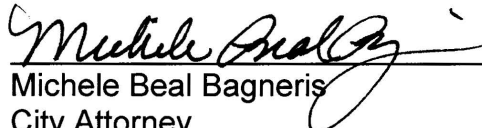
FISCAL IMPACT

This ordinance will not have any fiscal impact.


ENVIRONMENTAL DETERMINATION

On May 4, 2020, the Council found that this ordinance is exempt from the California Environmental Quality Act.

Respectfully submitted,


Michele Beal Bagneris
City Attorney

Prepared by:



Jayan N. Rad
Chief Assistant City Attorney

Concurred by:



Steve Mermell
City Manager

JNR:drc
5/6/2020
0000161399C031