

ORDINANCE NO. 20-1124U

AN URGENCY ORDINANCE OF THE CITY OF WEST HOLLYWOOD CLARIFYING PROVISIONS OF THE RESIDENTIAL MORATORIUM ON EVICTIONS TO REFLECT STATE LAW AND EXTENDING THE TEMPORARY COMMERCIAL MORATORIUM ON EVICTIONS AND ADDRESSING COMPANION ANIMALS AND SETTING FORTH THE FACTS CONSTITUTING SUCH URGENCY.

THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DOES ORDAIN AS FOLLOWS:

SECTION 1. Findings.

- A. The findings set forth in Ordinance Nos. 20-1101U, 1103U, 1105U, 1108U and 1113U are still applicable and incorporated herein by reference.
- B. The City Council desires to prevent the spread of COVID-19, prevent homelessness and avoid displacement during safer at home orders and during the COVID-19 pandemic and to provide clear and limited bases on which a landlord may endeavor to evict a tenant, related only to health and safety concerns.
- C. On March 27, 2020 Governor Gavin Newsom issued Executive Order N-37-20, which provides a 60-day extension for tenants to respond to an eviction complaint based on nonpayment of rent. As another indicator of the critical need for residents to remain at home, this order expressly preserves local authority to enact any public health measure that may compel an individual to remain physically present in any particular residential property.
- D. Effective April 6, 2020, the California Judicial Council approved temporary emergency rules, which suspends the processing of all eviction and foreclosure complaints until 90 days after the state's emergency declaration is lifted, unless necessary to protect public health and safety.
- E. On May 13, 2020, the Los Angeles County Department of Public Health issued a new *Safer at Home Order for Control of COVID-19*, which extended the order for people to remain in their residences except for essential business and requires all persons to practice physical distancing of at least six feet apart and wear a cloth face covering whenever they may have contact with people outside their household. On July 4, 2020, given the surge in COVID-19 cases in Los Angeles County, the Department issued a revised order urging residents to remain in their homes as much as practicable. The status of county and state health orders are still evolving daily.
- F. On May 14, 2020, the City Manager issued Emergency Executive Order No. 2020-3, which, beginning on May 23, 2020, requires all persons to wear face coverings when out in public and away from their residence.
- G. On June 30, 2020 Governor Newsom issued Executive Order N-71-20 extending the authorization for local governments to halt evictions of renters impacted by the COVID-19 pandemic through September 30, 2020.

- H. The City Council desires to amend the West Hollywood commercial and residential eviction moratorium urgency ordinances to prevent uncertainty and confusion for tenants associated with multiple state and county regulations governing evictions during the COVID-19 pandemic, and to provide certainty for tenants on the processes in place to repay deferred rent.
- I. Effective April 6, 2020 the Judicial Council of California adopted emergency rules amending the California Rules of Court to effectively suspend all unlawful detainer (eviction) and foreclosure actions, unless necessary to protect public health and safety, until 90 days after the state's declaration of emergency is lifted. The Judicial Council recently voted to sunset those rules on September 1, 2020.
- J. On September 1, 2020 Governor Newsom signed AB 3088 (COVID-19 Tenant Relief Act of 2020, "the Act"). Among other things, this law supersedes portions of the City's temporary moratorium on residential evictions for nonpayment of rent and adopts a moratorium through January 31, 2021 so long as tenants comply with the Act's requirements. The Act provides specific provisions for cities with existing moratorium ordinances. As a result, the City is restating its urgency ordinance for the purpose of conforming to the new state law.
- K. The intent of this ordinance is to restate the most current provisions governing eviction protection in one consolidated ordinance, and to amend the existing ordinance be consistent with the provisions of AB 3088. The City of West Hollywood has had a residential eviction moratorium in place since March 16, 2020 and as of August 19, 2020, the repayment period was set by law as October 1, 2020 through September 30, 2021. AB 3088 allows the City to retain that existing repayment period through September 30, 2021 under California Code of Civil Procedure Section 1179.05(a)(2)(C). To the extent any provisions of the local ordinance are repealed, they are to be replaced by state law and not eviction protections set out by the County of Los Angeles that are applicable in cities without local eviction protection ordinances.
- L. To the extent that it applies, this ordinance is intended to be more protective than Civil Code Section 1946.2 by setting forth the permissible grounds for termination of residential tenancies.
- M. This Ordinance is adopted pursuant to the City's police powers and powers afforded to the city in time of national, state, county and local emergency during an unprecedented health pandemic, such powers being afforded by the State Constitution, State law and the Chapter 2.80 of the West Hollywood Municipal Code to protect the peace, health, and safety of the public. The West Hollywood City Council finds that this ordinance is necessary for the preservation of the public peace, health, and safety of residents living within the City and finds urgency to approve this ordinance immediately based on the facts described herein and detailed in the staff report. Under Government Code Section 8634, this ordinance is necessary to provide for the protection of health, life and property.

SECTION 2. The Temporary Moratorium on Evictions for Non-Payment of Rent by Commercial Tenants Impacted by the COVID-19 Crisis, as most recently amended in Urgency Ordinance No. 20-1113U, is amended and restated in full as follows:

A. During the moratorium period declared in response to COVID-19, no commercial landlord shall endeavor to evict a tenant for nonpayment of rent if the tenant demonstrates that the tenant's businesses is subject to the Orders referenced in Section 1 above or is otherwise limited or closed (voluntarily or by mandate) to prevent or reduce the spread of COVID-19 and the tenant demonstrates lost income and inability to pay rent as a result of such limitation or closure or other demonstrated financial impact related to COVID-19. For purposes of this Section 2, the moratorium period is March 16, 2020 through January 31, 2021.

B. A landlord knows of a tenant's lost income and inability to pay rent within the meaning of this Section 2 if the tenant, within 30 days after the date rent is due, notifies the landlord in writing of the lost income and inability to pay rent due to a limitation or closure of the tenant's business related to COVID-19, and beginning August 1, 2020, provides appropriate supporting documentation within 30 days of providing the notice. If a tenant suffers only a partial loss of net income, the tenant shall pay the pro-rated share of their rent that corresponds to the net income they generated during the period of loss. For purposes of this ordinance, "in writing" includes email or text communications to a landlord or the landlord's representative with whom the tenant has previously corresponded by email or text. All financial information provided to the landlord shall be kept in confidence and only used for evaluating the tenant's claim or enforcing this provision.

C. This Section 2 grants a defense in the event that an unlawful detainer action is commenced in violation of this ordinance. Violation of this ordinance shall be punishable as set forth in Chapter 2.80 of the West Hollywood Municipal Code.

D. Nothing in this Section 2 shall relieve the tenant of liability for the unpaid rent, which the landlord may seek after expiration of the moratorium period as follows. Commercial tenants with twenty (20) employees or fewer, shall have twelve (12) months to repay their landlords for any amounts due and owing. Commercial tenants with twenty-one (21) or more, employees shall have six (6) months to repay their landlords for any amounts due and owing. This repayment shall begin at the conclusion of the moratorium period. Tenants and landlords are encouraged to agree on a payment plan during this moratorium period, and nothing herein shall be construed to prevent a landlord from requesting and accepting partial rent payments, or a tenant from making such payments, if the tenant is financially able to do so. A landlord may not charge or collect a late fee or interest for rent that is delayed for the reasons stated in this ordinance; nor may a landlord seek rent that is delayed for the reasons stated in this ordinance through the eviction process during or after the moratorium period. A landlord shall not commence an eviction during the repayment period after the end of the moratorium period for non-payment of rent, so long as the tenant pays rent in a timely manner after the moratorium period and is repaying the past due rent that accrued during the moratorium period. Nonpayment of rent in accordance with the terms of this ordinance shall not be grounds for eviction of a tenant even after

expiration of the moratorium period. Landlords are strongly encouraged to offer payment plans to tenants after the moratorium period, which may go beyond the six-month repayment period upon mutual agreement of the parties. The security deposit may be used at any time, including during the repayment period, to pay back rent and such security deposit shall be replenished by the end of the repayment period or longer if mutually agreed upon in writing between the parties.

E. No other legal remedies available to a commercial landlord are affected by this ordinance.

F. This Section 2 is retroactive to March 16, 2020, the date that the City of West Hollywood declared a local emergency.

SECTION 3. The Temporary Moratorium on Evictions for Residential Tenants, as most recently amended in Urgency Ordinance No. 20-1113U, is clarified as needed to reflect state law and restated in full as follows:

A. Notwithstanding anything to the contrary in West Hollywood Municipal Code Title 17, and due to the declared local emergency, no landlord shall endeavor to evict a residential tenant except on the following grounds:

1. Nonpayment of rent not due to financial impacts related to COVID-19.

2. The tenant is using the rental unit for an illegal purpose and has failed to correct the condition after being given notice and an opportunity to cure. The required notice shall be in writing to the tenant and the City and shall describe in detail the nature of the illegal condition, the reason eviction is necessary, and the steps taken by the landlord to avoid eviction. The City Manager, or designee, may request additional documentation supporting the existence of the condition warranting the termination of the tenancy and the tenant's failure to cure. The City may also order suspension of the eviction process if the City Manager or designee determines that suspension is necessary in order to prevent abuse of this ordinance, with the purpose of the ordinance being to prohibit residential evictions during the period of a health pandemic except in limited circumstances. Such determination may be appealed per Subchapter C of Chapter 6 of the Rent Stabilization Regulations.

3. The tenant has created and is maintaining a dangerous and unsanitary condition and has failed to correct the condition after being given notice and an opportunity to cure. The presence of an unauthorized animal companion or unauthorized pet in and of itself shall not constitute a dangerous and unsanitary condition. The required notice shall be in writing to the tenant and the City and shall describe in detail the nature of the dangerous and unsanitary condition, the reason eviction is necessary, and the steps taken by the landlord to avoid eviction. The City Manager, or designee, may request additional documentation supporting the existence of the condition warranting the termination of the

tenancy and the tenant's failure to cure. The City may also order suspension of the eviction process if the City Manager or designee determines that suspension is necessary in order to prevent abuse of this ordinance, with the purpose of the ordinance being to prohibit residential evictions during the period of a health pandemic except in limited circumstances. Such determination may be appealed per Subchapter C of Chapter 6 of the Rent Stabilization Regulations.

4. Eviction is necessary to address an imminent and objectively verifiable threat to the health or safety of a member of the tenant's household or other residents of the rental property. The landlord shall give written notice to the tenant and the City describing in detail the nature of the dangerous and unsanitary condition, the reason eviction is necessary, and the steps taken by the landlord to avoid eviction. The City Manager, or designee, may request additional documentation supporting the existence of the condition warranting the termination of the tenancy and the tenant's failure to cure. The City may also order suspension of the eviction process if the City Manager or designee determines that suspension is necessary in order to prevent abuse of this ordinance, with the purpose of the ordinance being to prohibit residential evictions during the period of a health pandemic except in limited circumstances. Such determination may be appealed per Subchapter C of Chapter 6 of the Rent Stabilization Regulations.

B. This ordinance applies to eviction notices and unlawful detainer actions based on such notices, served or filed on or after the date on which a local emergency was proclaimed.

C. This ordinance grants a defense in the event that an unlawful detainer action is commenced in violation of this ordinance. Violation of this ordinance shall be punishable as set forth in Chapter 2.80 of the West Hollywood Municipal Code. Serving a three-day (or 15-day) notice for evictions that are prohibited through this ordinance (or state law) during the period of this moratorium and reporting nonpayment of rent that is authorized through this ordinance to a credit agency are deemed tenant harassment under WHMC Title 17.

D. Subsection A shall be in effect through January 31, 2021. No other legal remedies available to landlords are affected by this ordinance.

E. Notwithstanding Subsection A above, with respect to residential evictions for non-payment of rent due to financial impacts from COVID-19, the following applies:

1. The "repayment period" for deferred rent that came or will come due between March 1, 2020 through January 31, 2021 (defined under the Act as "COVID-19 rental debt"), inclusive, is October 1, 2020 through September 30, 2021.

2. For the period of time of March 16, 2020 through September 30, 2020 (moratorium period), no landlord shall endeavor to evict a residential tenant for nonpayment of rent, if the tenant demonstrates that the tenant is unable to pay rent due to financial impacts related to COVID-19, subject to subparagraphs (a) and (b) below. A

landlord shall not commence an eviction during the twelve months after the end of the moratorium period, so long as the tenant pays rent in a timely manner after the moratorium period and is repaying the past due rent that accrued during the moratorium period. A landlord may not charge or collect a late fee or interest for rent that is delayed for the reasons stated in this ordinance. The parties may agree in writing to a longer repayment plan or reduced rental obligation in accordance with the "Act".

(a) A landlord who knows that a tenant cannot pay some or all of the rent temporarily due to financial impacts related to COVID-19 shall not serve a notice pursuant to CCP 1161(2), file or prosecute an unlawful detainer action based on a 3-day pay or quit notice, or otherwise seek to evict for nonpayment of rent. A landlord knows of a tenant's inability to pay rent within the meaning of this ordinance if the tenant, within 30 days after the date that rent is due, notifies the landlord in writing of lost income and inability to pay full rent due to financial impacts related to COVID-19, and, beginning August 1, 2020, provides documentation within 30 days of the notice to support the claim. For purposes of this ordinance, "in writing" includes email or text communications to a landlord or the landlord's representative with whom the tenant has previously corresponded by email or text. Any medical or financial information provided to the landlord shall be held in confidence, and only used for evaluating the tenant's claim.

(b) For purposes of this Subsection E, "financial impacts related to COVID-19" include, but are not limited to, tenant lost household income as a result of any of the following: (1) being sick with COVID-19, or caring for a household or family member who is sick with COVID-19; (2) lay-off, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19; (3) compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency; (4) extraordinary out-of-pocket medical expenses; or (5) child care needs arising from school closures related to COVID-19.

(c) Other legal remedies available to landlords are not affected by this Paragraph 2.

3. For the period of time of October 1, 2020 through January 31, 2021, tenants shall follow the preconditions for eviction protection under the Act to receive eviction protection, which include providing a declaration of hardship to their landlord within 15 days of receipt of an eviction notice and payment of partial rent (25% of all rent that came due from October 1, 2020 through January 31, 2021). Tenants shall repay the remaining rent due by the end of the repayment period.

4. Landlords are encouraged to offer payment plans to tenants and any agreement between landlord and tenant to allow longer repayment periods or reduced rental obligations shall be in compliance with the Act.

5. Tenants may draw down on a security deposit at any time to pay back rent and such security deposit shall be replenished by the end of the repayment period on September 30, 2021 upon mutual agreement of the parties.

6. In accordance with the Act, tenants that comply with the terms of this ordinance have a defense from eviction and the corresponding rental obligations will not be deemed past due until the close of the repayment period set out above.

SECTION 4. Notwithstanding any applicable restriction to the contrary, any housing facility that is funded in all or part from the West Hollywood Affordable Housing Trust Fund shall permit companion animals in the facility and in the dwelling units during the period of declared local emergency for COVID-19.

SECTION 5. In order to prevent inconsistencies, the Director of Emergency Services may suspend the effectiveness of any provision in this ordinance in the event that the President of the United States, Congress, Governor of the State of California or California State Legislature or other body with jurisdiction adopts an order or legislation that similarly prohibits evictions for failure to pay rent by individuals impacted by the COVID-19 crisis. The City Manager is authorized to promulgate administrative regulations to implement the purpose of this ordinance.

SECTION 6. Severability.

If any section, subsection, sentence, clause, phrase or word of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such decision shall not affect the remaining provisions of this Ordinance.

SECTION 7. Environmental Review.

The City Council finds that adoption and implementation of this ordinance is not a “project” for purposes of the California Environmental Quality Act (CEQA), as that term is defined by CEQA guidelines (Guidelines) sections 15061(b)(3), and 15378(b)(5). The effect of the proposed ordinance will be to maintain the status quo. No new development will result from the proposed action. No impact to the physical environment will result. The City Council also alternatively finds that the adoption and implementation of this ordinance is exempt from the provisions of CEQA as an administrative activity by the City of West Hollywood, in furtherance of its police power, that will not result in any direct or indirect physical change in the environment, per sections 15061(b)(3), and 15378(b)(5) of the CEQA Guidelines, as well as CEQA Guidelines section 15064(e) (economic regulations).

SECTION 8. Urgency Declaration.

The City Council finds and declares that the adoption and implementation of this ordinance is necessary for the immediate preservation and protection of the public peace, health and safety as detailed above and as the City and public would suffer potentially irreversible displacement of commercial and residential tenants resulting from evictions for failure to

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pay rent during the COVID-19 crisis. During this local emergency, and in the interest of protecting the public health and preventing transmission of COVID-19, it is essential to avoid unnecessary housing displacement, to protect the City's affordable housing stock, and to prevent housed individuals from falling into homelessness, especially given state and county directives to stay at home. Promoting stability amongst commercial tenancies is also conducive to public health, allowing businesses to follow the advice and directives of public health officials to close and allowing employees to avoid public contact during times of a public health crisis without fear of imminent eviction or foreclosure. Loss of income as a result of COVID-19 may inhibit City residents and businesses from fulfilling their financial obligations, including payment of rent. This ordinance reflects the statewide approach to residential eviction protection, while maintaining important and impactful local provisions. The City's existing residential moratorium period expires on September 30<sup>th</sup> and must be made to conform with state law before that date. The City's prior Urgency ordinances, which covered potential grounds for residential evictions, left gaps that could be exploited by those seeking to circumvent the moratorium and could result in 3-day notices and eviction case filings on grounds not covered by the current moratorium. This urgency ordinance is needed during the emergency in the interest of protecting the public health and preventing transmission of COVID-19, to avoid unnecessary housing displacement, to protect the City's affordable housing stock, and to prevent housed individuals from falling into homelessness, especially given state and county directives to stay at home. Under Government Code Section 8634 and WHMC Chapter 2.80, this ordinance is necessary to provide for the protection of life and property for the reasons set out herein. The Council therefore finds and determines that the immediate preservation of the public peace, health and safety, and protection of life and property, require that this Ordinance be enacted as an urgency ordinance pursuant to Government Code section 36937 and take effect immediately upon adoption by four-fifths of the City Council.

#### SECTION 9. Certification.

The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published or posted in the manner required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 21<sup>st</sup> day of September, 2020 by the following vote:

AYES:	Councilmember:	D'Amico, Duran, Meister, Mayor Pro Tempore Heilman, and Mayor Horvath.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.



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DocuSigned by:  
*Lindsey Horvath*  
DFAFB1AQA14881D  
LINDSEY P. HORVATH, MAYOR

ATTEST:

DocuSigned by:  
*YVONNE QUARKER*  
YVONNE QUARKER, CITY CLERK

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    )  
CITY OF WEST HOLLYWOOD    )

I, YVONNE QUARKER, City Clerk of the City of West Hollywood, do hereby certify that the foregoing Ordinance No. 20-1124U was duly passed, approved, and adopted by the City Council of the City of West Hollywood at a regular meeting held on the 21<sup>st</sup> day of September, 2020.

I further certify that this ordinance was posted in three public places as provided for in Resolution No. 5, adopted the 29<sup>th</sup> day of November, 1984.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22<sup>nd</sup> DAY OF SEPTEMBER, 2020.

DocuSigned by:  
*YVONNE QUARKER*  
YVONNE QUARKER, CITY CLERK