

1 BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA

2 RESOLUTION NO. 2020-27

3 A RESOLUTION IMPOSING SUBSTANTIVE LIMITATIONS ON RESIDENTIAL AND  
4 COMMERCIAL EVICTIONS

5 WHEREAS, on March 4, 2020, Governor Gavin Newsom proclaimed a State of Emergency  
6 to exist in California as a result of the threat of COVID-19; and

7 WHEREAS, on March 12, 2020 Governor Newsom issued Executive Order N-25-20,  
8 wherein it was noted that individuals exposed to COVID-19 may be temporarily unable to report to  
9 work due to illness caused by COVID-19 or quarantines related to COVID-19 and individuals directly  
10 affected by COVID-19 may experience potential loss of income, health care and medical coverage,  
11 and ability to pay for housing and basic needs; and

12 WHEREAS, on March 16, 2020, the Governor issued a further executive order suspending  
13 any provision of state law prohibiting a local government from exercising its police power to impose  
14 substantive limitations on residential or commercial evictions; and

15 WHEREAS, a copy of the Governor's executive order is attached hereto as Attachment "A";  
16 and

17 WHEREAS, housing security and stability are critical in the County of Lake to both protect the  
18 public health and to mitigate the economic impacts of COVID-19; and

19 WHEREAS, there is an urgent need for the County of Lake to enact such substantive  
20 limitations to protect the health, safety and welfare of its citizens in light of the emergency declared  
21 regarding the COVID-19 pandemic; and

22 NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors for the County of  
23 Lake as follows:

- 24 1. The provisions of the Governor's Executive Order N-28-20, including its recitals, which  
25 are true and correct, are incorporated herein as if fully set forth.
- 26 2. The above recitals are true and correct.
- 27 3. Pursuant to the general police power of the County to protect the health, safety and  
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1 welfare of its citizens, the authority of any landlord to commence evictions on any  
2 residential or commercial property located in the unincorporated areas of the County of  
3 Lake for the following reasons is hereby suspended through May 31, 2020, unless  
4 otherwise terminated or extended when:

- 5 a. The basis of the eviction is non-payment of rent, or a foreclosure, arising out of  
6 a substantial decrease in household or business income (including but not limited  
7 to, a substantial decrease in household income caused by layoffs or a reduction  
8 in the number of compensable hours of work, or a substantial decrease in  
9 business income caused by a reduction in opening hours or consumer demand),  
10 or substantial out-of-pocket medical expenses; and  
11 b. The decrease in household or business income or the out-of-pocket medical  
12 expenses describe in subparagraph (a) was caused by the COVID-19  
13 pandemic, or by any local, state, or federal government response to  
14 COVID-19, and is documented.

- 15 4. Nothing in this resolution shall relieve a tenant of the obligation to pay rent, nor restrict a  
16 landlord's ability to recover rent due.  
17 5. The public housing authority in the County is requested to extend deadlines for housing  
18 assistance recipients or applicants to deliver records or documents related to their  
19 eligibility for programs, to the extent that those deadlines are within the discretion of the  
20 housing authority.  
21 6. Financial institutions in the County holding home or commercial mortgages, including  
22 banks, credit unions, government-sponsored enterprises, and institutional investors, are  
23 requested to implement an immediate moratorium on foreclosures and related evictions  
24 when the foreclosure or foreclosure-related eviction arises out of a substantial decrease  
25 in household or business income, or substantial out-of-pocket medical expenses, which  
26 were caused by the COVID-19 pandemic, or by any local, state, or federal  
27 government response to COVID-19.  
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7. This resolution shall be liberally construed to provide the broadest possible protection for the citizens of the County.

8. The County Administrative Officer, the County Counsel, and all other County officers and department heads, are authorized and directed to take such other and further actions as may be necessary or appropriate to implement the intent and purposes of this resolution.

THIS RESOLUTION WAS PASSED AND ADOPTED by the Board of Supervisors of the County of Lake, State of California, at a regular meeting thereof on 3/17, 2020 by the following vote:

AYES Supervisors Sabatier, Crandell, Scott, Brown, and Simon

NOES: None


ABSENT OR NOT VOTING: None

  
CHAIR, Board of Supervisors

ATTEST: CAROL J. HUCHINGSON  
Clerk of the  
Board of Supervisors

APPROVED AS TO FORM:

ANITA L. GRANT  
County Counsel

By: 

By: 

