[Urging State and Federal Governments to Enact a Moratorium on Rent and Mortgage Payments]

Resolution calling on Governor Newsom to impose an immediate moratorium on rent payments and urging him to call on federal legislators and the Trump administration to impose an immediate moratorium on mortgage payments; and calling on federal legislators and the Trump administration to impose an immediate moratorium on rent and mortgage payments.

WHEREAS, Novel Coronavirus (COVID-19) first appeared in December 2019 and has spread throughout the world, and on March 11, 2020, the World Health Organization declared the outbreak a global pandemic; and

WHEREAS, On February 25, 2020, San Francisco Mayor London Breed declared a state of emergency to ramp up the city’s efforts to prepare for and respond to local cases of coronavirus; and

WHEREAS, On March 4, 2020, California Governor Gavin Newsom declared a state of emergency to help the state prepare for broader spread of COVID-19; and

WHEREAS, San Francisco and California are responding in strong and definitive ways to slow the spread and save lives, with the San Francisco Health Officer issuing order C19-07, ordering residents to shelter-in-place and cease non-essential activities as of March 17, 2020, and California Governor Gavin Newsom following on March 19, 2020, to issue Executive Order N-33-20 ordering residents to remain in their homes except for essential activities; and

WHEREAS, Because of these orders and the impact on service and other industries, there are estimates that 80 percent or more of hospitality workers will lose their jobs [https://abcnews.go.com/Business/hospitality-labor-union-projects-90-lose-jobs-coronavirus/story?id=69677732]; along with thousands of entertainment, travel, retail, and
service workers; and filings for unemployment insurance in California have jumped in the
week preceding March 21 from 40,000 to 135,000 [https://abc7.com/california-
unemployment-claims-surge-since-coronavirus-outbreak/6032727/]; and

WHEREAS, Those workers who are eligible for unemployment insurance are drawing
only a fraction of what they would otherwise earn with a maximum of $450 per week, and
many workers are not eligible for any unemployment benefits at all; and

WHEREAS, Forty percent of Americans do not have cash on hand to cover an
unexpected expense of $400 [https://www.federalreserve.gov/publications/2019-economic-
well-being-of-us-households-in-2018-dealing-with-unexpected-expenses.htm], and 78 percent
of American workers said they were living paycheck to paycheck
[http://press.careerbuilder.com/2017-08-24-Living-Paycheck-to-Paycheck-is-a-Way-of-Life-for-
Majority-of-U-S-Workers-According-to-New-CareerBuilder-Survey]; and

WHEREAS, San Francisco Mayor London Breed has ordered a 30-day moratorium on
residential and commercial evictions for nonpayment of rent due to COVID-19 loss of income,
but renters are still obligated to pay landlords, and mortgage-holders are still obligated to pay
lenders; and

WHEREAS, The average monthly rent on an apartment in San Francisco is now
$3,700, the highest in the country [https://www.cnet.com/news/san-franciscos-outrageous-
rent-hits-a-new-peak-highest-in-the-us/]; and

WHEREAS, Extremely low income San Franciscans (earning less than 30% of AMI)
and very low income households (earning less than 50% of AMI) continue to be the
overwhelming majority of households facing severe housing cost burdens of 50% or more of
income [https://default.sfplanning.org/publications_reports/Housing-Needs-and-Trends-
Report-2018.pdf]; and
WHEREAS, Retaining the obligation to pay would mean that those who defer payments will accumulate significant personal debt; and

WHEREAS, When the public health crisis subsides, San Franciscans must be able to resume everyday activities, including going back to service sector and other jobs; and

WHEREAS, It is critically important that San Franciscans who currently have housing are not made homeless or destitute because of this public health crisis; and

WHEREAS, California's economy is the largest among individual US states, and, if it were an independent country, would place fifth in the ranking of national economies, and its ability to rebuild successfully will be integral to United States and worldwide economic recovery after the health crisis has ended; and

WHEREAS, California Governor Gavin Newsom proclaimed a State of Emergency on March 4, 2020, opening the opportunity to use certain emergency powers under the California Emergency Services Act (California Government Code, Sections 8550-8668); and

WHEREAS, One of the first responses to the economic impact of the COVID-19 crisis by the US federal government was to inject $1.5 trillion on March 12, 2020, in loans to banks to stabilize the economy; and

WHEREAS, To date no rent relief program is in place and mortgage forbearance guidance for single-family homeowner mortgages has been issued by Freddie Mac, but remains subject to individual banks to decide how and if to implement; and

WHEREAS, Banks are therefore able to withstand nonpayment of debt during this emergency and work out extensions and other ways for debt to be refinanced when the health emergency is over; and

WHEREAS, By halting mortgage payments during this time, the urgent need for landlords to collect rent will be paused; now, therefore, be it
RESOLVED, That the Board of Supervisors of the City and County of San Francisco call on Governor Newsom to use emergency powers to impose an immediate moratorium on rent payments, such that no San Franciscan should be required to pay rent during this health emergency, nor should they accumulate debt for unpaid rent; and, be it

FURTHER RESOLVED, That Board of Supervisors of the City and County of San Francisco call on Governor Newsom to call on federal legislators and President Trump's administration to impose an immediate moratorium on mortgage payments, such that no owner of San Francisco property should be required to pay mortgage during this health emergency, nor should they accumulate additional debt for unpaid mortgage payments; and, be it

FURTHER RESOLVED, That the Board of Supervisors of the City and County of San Francisco call on members of the US Congress -- specifically Speaker Nancy Pelosi and Financial Services Committee Chair Maxine Waters -- to impose an immediate moratorium on mortgage payments and rents, such that no owner of property in the nation should be required to pay mortgage during this health emergency, nor should they accumulate additional debt for unpaid mortgage payments, and no renter in the nation should be required to pay rent during this health emergency, nor should they accumulate debt for unpaid rent; and, be it

FURTHER RESOLVED, That Board of Supervisors of the City and County of San Francisco call on President Trump to issue an executive order to impose an immediate moratorium on mortgage payments and rents, such that no owner of property in the nation should be required to pay mortgage during this health emergency, nor should they accumulate additional debt for unpaid mortgage payments, and no renter in the nation should be required to pay rent during this health emergency, nor should they accumulate debt for unpaid rent; and, be it

Supervisors Ronen; Haney, Preston, Walton, Mar, Fewer, Peskin, Mandelman, Yee
BOARD OF SUPERVISORS
FURTHER RESOLVED, That the Clerk of the Board shall transmit this Resolution to Governor Gavin Newsom, members of US Congress Nancy Pelosi and Maxine Waters, and President Donald Trump.
Resolution calling on Governor Newsom to impose an immediate moratorium on rent payments and urging him to call on federal legislators and the Trump administration to impose an immediate moratorium on mortgage payments; and calling on federal legislators and the Trump administration to impose an immediate moratorium on rent and mortgage payments.

March 31, 2020 Board of Supervisors - ADOPTED

Ayes: 10 - Fewer, Haney, Mandelman, Mar, Preston, Ronen, Safai, Stefani, Walton and Yee
Absent: 1 - Peskin

File No. 200324

I hereby certify that the foregoing Resolution was ADOPTED on 3/31/2020 by the Board of Supervisors of the City and County of San Francisco.

_______________________________             __________________________
Angela Calvillo                         Clerk of the Board

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Unsigned                                      4/10/20
London N. Breed                          Date Approved
Mayor

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, or time waived pursuant to Board Rule 2.14.2, became effective without her approval in accordance with the provision of said Section 3.103 of the Charter or Board Rule 2.14.2.

_______________________________             __________________________
Angela Calvillo                         Date
Clerk of the Board