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**Eighth Supplement to Public Order Under
City of Culver City Emergency Authority**

Issue Date: April 28, 2020

Subject: Extension of Eviction Moratoria Payment Period for Back Rent

On March 14, 2020, I issued a Proclamation of Local Emergency, as a result of a positive coronavirus respiratory disease (COVID-19) case in our City as well as a rapid increase in cases throughout Los Angeles County. Since that time, I have ordered a number of additional measures to be taken across the City to protect the public and City workers from an undue risk of contracting the COVID-19 virus.

During this unprecedented time, various orders have been issued by the State of California and the Los Angeles County Department of Public Health, as well as a number of our neighboring communities, designed to protect both residential and commercial tenants from eviction during the COVID-19 pandemic.

On March 16, 2020, I issued a Public Order enacting new City measures to protect members of the public and City workers from undue risk of COVID-19, which included, among other things, the imposition of a moratorium on residential tenant evictions ("Residential Tenant Eviction Moratorium" or "RTEM"). The Residential Tenant Eviction Moratorium stipulated that no landlord shall evict a residential tenant in the City of Culver City during this local emergency period if the tenant documents an inability to pay rent due to circumstances related to the COVID-19 pandemic.

On March 20, 2020, I issued a First Supplement to Public Order, which included, among other things, protections for commercial tenants against evictions based on an inability to pay rent due to COVID-19 related circumstances ("Commercial Tenant Eviction Moratorium" or "CTEM").

On March 26, 2020, in response to growing evidence of the critical need for residents to shelter in place, the Culver City City Council considered further expanding the Residential Tenant Eviction Moratorium. Finding a compelling public interest in protecting the public health and safety and the health and safety of tenants who are facing eviction, and in ensuring that residents have a home in which to shelter in place during this critical health crisis, the City Council directed the City Manager to expand the RTEM to prohibit all evictions of residential tenants through May 31, 2020, subject to certain limited exceptions.

On March 27, 2020, I issued a Second Supplement to Public Order extending the Residential Tenant Eviction Moratorium through May 31, 2020 and expanding its scope, consistent with the City Council's direction.

On April 7, 2020, as economic impacts continued, affecting both residential and commercial tenants and their ability to fulfill their financial obligations, including the payment of rent, I issued a Fifth Supplement to Public Order extending the Commercial Tenant Eviction Moratorium through May 31, 2020.

Included in both the Residential Tenant Eviction Moratorium and the Commercial Tenant Eviction Moratorium (collectively, "Eviction Moratoria"), is a provision that requires a tenant who has an inability to pay rent during the local emergency period, and who qualifies for protection under the respective Eviction Moratoria, to pay any rent that remains unpaid ("Back Rent") within six months of the expiration of the local emergency period.

Over the past several weeks, residential and commercial tenants have expressed concerns that once the stay at home orders are lifted and they are able to go back to work or reopen a business, as the case may be, it will be a slow financial recovery and challenging to pay Back Rent while keeping up with current rent, and that the six-month period for the payment of Back Rent may not be sufficient.

On April 27, 2020, in response to such concerns, the City Council considered whether to extend the period for the payment of Back Rent to 12 months. Finding there to be a public interest in ensuring tenants have a sufficient recovery period once the Eviction Moratoria have expired, preserving and increasing housing security and stability, and preventing residents from falling into homelessness due to this health crisis, the City Council directed the City Manager to extend the period for the payment of Back Rent to 12 months.

By virtue of the authority vested in me as the Director of Emergency Services, pursuant to the provisions of CCMC Section 3.09.020.B.1.h(2), to make and issue rules and regulations on matters reasonably related to the protection of persons, property and the environment as affected by such emergency, I hereby declare the following orders to be necessary for the protection of life and property and I hereby order ("Public Order"):

1. The period for the payment of Back Rent for the Residential Tenant Eviction Moratorium shall be 12 months.
2. The RTEM Amended Implementation Measures shall be amended to be consistent with this Public Order.
3. The period for the payment of Back Rent for the Commercial Tenant Eviction Moratorium shall be 12 months.

4. The CTEM Implementation Measures shall be amended to be consistent with this Public Order.
5. All other provisions of the Eviction Moratoria, not specifically amended herein, shall remain in full force and effect through 11:59 p.m. on May 31, 2020.

Pursuant to the authority set forth in Ordinance No. 2020-007, each and every violation of the Eviction Moratoria may be subject to an administrative fine of up to \$1,000. Each separate day, or any portion thereof, during which any violation occurs or continues, constitutes a separate violation.

Any violation of this Public Order may also be enforced under the CCMC, which provides for criminal penalties not to exceed \$1,000 or imprisonment not to exceed six months or both. Individual officers should use their discretion in enforcing this Public Order and always keep the intent of this Public Order in mind.

This Public Order shall be effective at 11:59 p.m. on April 28, 2020 and shall remain in effect until 11:59 p.m. on May 31, 2020.

This Public Order may be extended prior to May 31, 2020.

Date: 4/28/2020



John M. Nachbar, City Manager
Director of Emergency Services
City of Culver City

