



AN EMERGENCY PROCLAMATION IMPOSING A MORATORIUM ON LATE FEES AND CHARGES FOR DELINQUENT RENT PAYMENTS AND TAKING ADDITIONAL ACTIONS TO ASSIST THE REDMOND COMMUNITY IN RESPONSE TO THE COVID-19 PANDEMIC.

WHEREAS, on March 2, 2020, the Mayor of the City of Redmond issued a Proclamation of Local Emergency declaring that a local emergency exists in the City of Redmond due to the outbreak of the novel coronavirus (COVID-19); and

WHEREAS, on March 23, 2020, Governor Inslee issued Proclamation 20-25, which required all Washingtonians to stay at home except when engaged in essential activities and also required all non-essential businesses to close until April 6, 2020; and

WHEREAS, on April 2, 2020, Governor Inslee issued Proclamation 20-25.1, amending Proclamation 20-25 to extend the stay at home order through May 4, 2020.

WHEREAS, the measures imposed by Governor Inslee's Proclamations 20-25 and 20-25.1 to slow the spread of COVID-19 will likely result in continued reduction in employment, household income, and business income, thereby leaving large numbers of residential, nonresidential, and mobile home tenants unable to pay rent with an increasing risk of eviction; and

WHEREAS, on March 18, 2020, Governor Jay Inslee issued Proclamation No. 20-19, expanding protections for residential tenants in Washington through a statewide moratorium on evictions of residential tenants for the next 30 days, prohibiting residential landlords from serving a notice of unlawful detainer for default payment of rent and from issuing a 20-day notice of unlawful detainer, unless the landlord attaches an affidavit attesting that the action is believed necessary to ensure the health and safety of the tenant and other individuals; and

WHEREAS, Governor Inslee's Proclamation 20-19 did not expressly extend to tenants of mobile homes and renters of mobile home spaces. Mobile homes often provide affordable housing for individuals with low and fixed incomes and these tenants may be unable to pay rents in a timely manner because of the loss of income or employment as a result of the COVID-19 pandemic; and

WHEREAS, Governor Inslee's Proclamation 20-19 also did not extend the moratorium to nonresidential tenants, including commercial and nonprofit tenants. Many nonresidential tenants are also suffering due to the state-ordered shutdown of their businesses and activities and from reduced hours and other measures necessary to slow the spread of COVID-19; and

WHEREAS, Governor Inslee’s Proclamation 20-19 will expire on April 17, 2020 unless extended by the legislature pursuant to RCW 43.06.220(4); and

WHEREAS, utilities are a significant expense for many residential and nonresidential customers and customers need relief under the current economic circumstances. Governor Inslee issued Proclamation 20-23 on March 18, 2020 strongly encouraging all utilities in Washington State to take reasonable actions to mitigate the economic impacts of the COVID-19 pandemic on their utility customers and upon the Mayor’s issuance of a Proclamation of Local Emergency on March 2, 2020, the City instituted a moratorium on shutoffs and late fees and is offering flexible payment plans; and

WHEREAS, the Governor of California recently announced a Financial Relief Package, supported by major banks, state-chartered banks, credit unions, and mortgage servicers, to provide mortgage relief for those financially harmed by COVID-19 and unable to pay their mortgage. Financial institutions will provide to eligible homeowners, consistent with guidelines, up to a 90-day grace period for mortgage payments with a streamlined process and the opportunity to request additional relief, no negative credit impacts resulting from relief, and a moratorium for at least 60 days on foreclosure sales or evictions, among other things; and

WHEREAS, pursuant to RCW 38.52.070 and RCW 38.52.110, it is in the public interest to protect the health and safety of persons and property, to provide emergency assistance to the victims of the public health emergency, to establish a moratorium on late fees, penalties, interest, and other charges on delinquent residential, nonresidential, and mobile home rent payments, and to take other reasonable actions to mitigate the economic impacts of the COVID-19 pandemic; and

WHEREAS, Section III(C)(4) of the City of Redmond Comprehensive Emergency Management Plan vests in the Mayor of the City of Redmond the authority to “proclaim special emergency orders as prepared by the Director of Emergency Preparedness, i.e. curfews, street use, etc.” and this Proclamation is an exercise of that authority in addition to the authority granted in RCW 38.52.070 and RCW 38.52.110; and

WHEREAS, this Proclamation has been presented to the Redmond City Council for its input prior to its issuance by the Mayor in recognition of the Council’s authority to legislate under the Comprehensive Emergency Management Plan and the Mayor-Council form of government in RCW 35A.12.

NOW, THEREFORE, I, ANGELA BIRNEY, Mayor of the City of Redmond, Washington, do hereby proclaim as follows:

Section 1. Governor’s Proclamation on Evictions. The Governor’s Proclamation expanding protections for residential tenants in Washington through a statewide moratorium on eviction of residential tenants for 30 days or as further extended is in the best interests of the people of the City of Redmond. The City strongly urges the state legislature to extend Governor Inslee’s Proclamation 20-19 for the duration of the COVID-19 pandemic and to expand the moratorium on evictions to nonresidential tenants, including but not limited to commercial and nonprofit tenants, and to tenants of mobile homes and renters of mobile home spaces.

Section 2. Tenant Late Fees and Charges. A landlord or owner of a residential housing unit, a nonresidential tenant space, or a mobile home or mobile home space, shall not require payment of late fees, penalties, interest, or other charges due to the delinquent payment of rent for a period of 30 days from the date this Proclamation is signed. Further, all residential, nonresidential, and mobile home tenant late fees and charges shall be waived during this same period.

Section 3. Rental Assistance. The City strongly supports the provision of rental assistance to those in need by federal, state, and local agencies, and by philanthropic organizations, including the assistance provided under the federal CARES Act and \$1.5 million provided by the United Way to King County for rental assistance. The City will continue working diligently with regional partners to provide rental assistance to tenants in need.

Section 4. Rent Relief by Landlords. The City strongly encourages landlords to provide a grace period of up to six months for the payment of delinquent rent by tenants who are suffering a financial impact or hardship as the result of COVID-19 and to work out appropriate and reasonable payment plans with such tenants.

Section 5. Continuation of City Utility Service Emergency Measures. Pursuant to the Mayor’s emergency declaration of March 2, 2020, the City suspended water service disconnections and late fees as well as late fees and interest on sewer and stormwater payments. This is the City’s normal practice in emergencies and will continue until this Proclamation is terminated.

Section 6. Grace Period for City Utility Bills – Flexible Payment Plans. The City is offering flexible payment plans for water, sewer, and stormwater bills to those utility customers who are suffering a financial impact or hardship as the result of COVID-19. The City will work with customers to identify an appropriate amount to pay each month over a period of up to six months in order to bring accounts current. The City already provides utility rate discounts for low-income seniors and low-income disabled persons, as authorized by state law, and will maintain those discounts in effect.

Section 7. Other Utilities. The City supports Governor Inslee’s Proclamation 20-23 and strongly encourages other utilities, both public and private, to take appropriate and reasonable actions to mitigate the economic impacts of the COVID-19 pandemic on their customers, including preventing disconnection of service due to nonpayment, waiving late fees, and using flexible payment plans to fulfill customer outstanding balances.

Section 8. Mortgage Assistance. The City requests that Governor Inslee work with banks, financial institutions, credit unions, and mortgage servicers to provide mortgage relief to those financially impacted by the COVID-19 pandemic, including but not limited to a grace period for mortgage payments and streamlined process and opportunity to request additional relief, no negative credit impacts resulting from relief, and a moratorium on foreclosure sales or evictions.



MAYOR ANGELA BIRNEY

April 7, 2020

Date