

RESOLUTION NO. .

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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RESOLUTION URGING THE UNITED STATES CONGRESS AND THE PRESIDENT OF THE UNITED STATES TO ACT TO IMPOSE AN IMMEDIATE MORATORIUM ON RESIDENTIAL AND COMMERCIAL MORTGAGE PAYMENTS, INCLUDING FOR PROPERTIES THAT ARE RESIDENTIAL OR COMMERCIAL RENTAL PROPERTIES, AS WELL AS ASSOCIATED OWNERSHIP COSTS, SUCH AS MORTGAGE INSURANCE

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, COVID-19 is a novel coronavirus that had not been previously identified but is now recognized as a global pandemic, with over 1,000,000 cases worldwide and over 200,000 cases in the United States; and

WHEREAS, California is one of the epicenters for COVID-19 in the United States, with over 10,000 confirmed cases, prompting Governor Newsom to proclaim a State of Emergency throughout California on March 4, 2020, and thereafter, on March 19, 2020, to issue an Executive Order mandating that residents throughout the State shelter in place in their homes; and

WHEREAS, the statewide shelter in place order, as well as similar orders adopted in localities throughout the State, including in San Mateo County, have severely disrupted the everyday lives of many California residents, including by impacting their ability to work, thus making it impossible for many people to pay their mortgages and other associated expenses; and

WHEREAS, on March 16, 2020, Governor Newsom issued an Executive Order vesting local jurisdictions throughout the State with authority to enact temporary moratoria on evictions for residential and commercial tenants based on a failure to pay rent when the inability to pay rent is caused by the COVID-19 pandemic; and

WHEREAS, San Mateo County has adopted an emergency regulation that, subject to certain conditions, imposes a moratorium on the eviction of residential tenants who are unable to pay rent due to the COVID-19 emergency and the County has also created the San Mateo County Strong Fund to assist County residents and small businesses in the community stay afloat during the COVID-19 state of emergency; and

WHEREAS, in spite of significant actions undertaken by state and local governments, such as those described above, these agencies lack jurisdiction to relieve

homeowners and commercial property owners of the obligation to pay their mortgages during the COVID-19 state of emergency; and

WHEREAS, due to the COVID-19 state of emergency, many owners of residential and commercial property throughout San Mateo County and the Nation are now unable to make their mortgage payments and this Board believes that it is appropriate to request that the United States Congress adopt legislation imposing, to the full extent feasible, an immediate moratorium on residential and commercial mortgage payments, including for properties that are residential or commercial rental properties, as well as associated ownership costs, such as mortgage insurance, such that no owner of San Mateo County property should be required to pay a mortgage or associated ownership costs during the COVID-19 state of emergency ; and

WHEREAS, this Board believes that lenders can be made whole for payments not made by property owners during a moratorium period by extending such property owners' mortgage terms by one year during which time, deferred payments would be made; and

WHEREAS, this Board calls on members of the United States Congressional delegation representing San Mateo County residents, specifically, Representatives Anna Eshoo and Jackie Speier, and Senators Dianne Feinstein and Kamala Harris, to advocate for the immediate moratorium on residential and commercial mortgage payments, including for residential and commercial rental properties, as well as associated ownership costs, such as mortgage insurance, such that no owner of San Mateo County property should be required to pay a mortgage during the COVID-19 state of emergency; and

WHEREAS, this Board also calls on the President of the United States to take all feasible executive actions to effectuate an immediate moratorium on residential and commercial mortgage payments, including for residential and commercial rental properties, as well as associated ownership costs, such as mortgage insurance, such that no owner of San Mateo County property should be required to pay a mortgage during the COVID-19 state of emergency

NOW, THEREFORE, BE IT RESOLVED that the San Mateo County Board of Supervisors urges the President of the United States to issue an executive order that, to the full extent possible, imposes an immediate moratorium on residential and commercial mortgage payments, including for properties that are residential and commercial rental properties, as well as associated ownership costs, such as mortgage insurance.

BE IT FURTHER RESOLVED that the San Mateo County Boards of Supervisors urges the United States Congress to adopt legislation that, to the full extent possible, imposes an immediate moratorium on residential and commercial mortgage payments, including for properties that are residential and commercial rental properties, as well as associated ownership costs, such as mortgage insurance.

DATED: April 7, 2020