



SEATTLE CITY COUNCIL

Legislative Summary

Res 31940

Record No.: Res 31940

Type: Resolution (Res)

Status: Adopted

Version: 2

Ord. no:

In Control: City Clerk

File Created: 03/26/2020

Final Action: 03/30/2020

Title: A RESOLUTION calling on Governor Inslee to impose an immediate moratorium on rent payments and urging the Governor to call on federal legislators and the Trump administration to impose an immediate moratorium on rent and mortgage payments; and calling on federal legislators and the Trump administration to impose an immediate moratorium on rent and mortgage payments.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Morales

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Reviewer: K. Freeman

Uploaded By: Emilia.Sanchez@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	03/27/2020	sent for review	Council President's Office			
	Action Text: The Resolution (Res) was sent for review. to the Council President's Office						
1	Council President's Office	03/27/2020	sent for review	City Clerk			
	Action Text: The Resolution (Res) was sent for review. to the City Clerk						
1	City Council	03/30/2020	referred	City Council			
1	City Council	03/30/2020	adopted as amended				Pass
	Action Text: The Motion carried, the Resolution (Res) was adopted as amended by the following vote, and the President signed the Resolution:						
	Notes: <u>ACTION 1:</u>						

Motion was made and duly seconded to adopt Resolution 31940.

ACTION 2:

By unanimous consent, Council Rule III.A.7, relating to amendments presented to the City Council at least two hours before the meeting, was suspended to allow consideration of an amendment to Resolution 31940.

ACTION 3:

Motion was made by Councilmember Strauss, duly seconded and carried, to amend Resolution 31940, as shown on Attachment 1 to the Minutes.

Councilmember Sawant left the phone line at 3:20 p.m.

ACTION 4:

Motion was made and duly seconded to adopt Resolution 31940 as amended.

The Motion carried, and the Resolution was adopted as amended by the following vote:

In favor: 8 - González, Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Strauss

Opposed: 0

Absent: 1 - Sawant

ACTION 5:

Motion was made by Councilmember González, duly seconded and carried, to reconsider the vote adopting Resolution 31940 as amended.

MOTION 6:

Motion was made and duly seconded to adopt Resolution 31940 as amended.

In Favor: 9 Councilmember González, Councilmember Herbold, Councilmember Juarez, Councilmember Lewis, Councilmember Morales, Councilmember Mosqueda, Councilmember Pedersen, Councilmember Sawant, Councilmember Strauss

Opposed: 0

2 City Clerk

03/30/2020 attested by City Clerk

Action Text: The Resolution (Res) was attested by City Clerk.



SEATTLE CITY COUNCIL

Legislative Summary

Res 31940

CITY OF SEATTLE

RESOLUTION 31940

A RESOLUTION calling on Governor Inslee to impose an immediate moratorium on rent payments and urging the Governor to call on federal legislators and the Trump administration to impose an immediate moratorium on rent and 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

WHEREAS, on January 21, 2020 the first case in the United States was identified in Washington, on February 24, 2020 the first death in the United States was identified in Washington, and on March 11, 2020 the World Health Organization declared the outbreak a global pandemic; and

WHEREAS, on February 29, 2020, Washington Governor Jay Inslee declared a state of emergency to help the state prepare for broader spread of COVID-19; and

WHEREAS, on March 3, 2020, Seattle Mayor Jenny Durkan issued a proclamation of civil emergency to ramp up the city's efforts to prepare for and respond to local cases of coronavirus; and

WHEREAS, Seattle and Washington are responding in strong and definitive ways to slow the spread and save lives, with the Governor Jay Inslee amending Proclamation 20-05, ordering residents to shelter-in-place and cease non-essential activities as of March 25, 2020; and

WHEREAS, because of these orders and the impact on service and other industries, labor organizations representing hospitality workers estimate that 80 percent or more of

1 hospitality workers will lose their jobs; along with thousands of arts, travel, nonprofit,
2 retail, and service workers; and

3 WHEREAS, in the week preceding March 25, unemployment claims to the Washington
4 Department of Employment Security increased by 700 percent; and

5 WHEREAS, those workers who are eligible for unemployment insurance are drawing only a
6 fraction of what they would otherwise earn with a maximum of \$790 per week and many
7 workers are not eligible for any unemployment benefits at all; and

8 WHEREAS, the Federal Reserve has found that 40 percent of Americans do not have cash on
9 hand to cover an unexpected expense of \$400 and a recent survey by CareerBuilder found
10 that 78 percent of American workers are living paycheck-to-paycheck; and

11 WHEREAS, in consultation with the Seattle City Council, Mayor Jenny Durkan has ordered a
12 60-day moratorium on residential and commercial evictions for nonpayment of rent due
13 to COVID-19 loss of income, but renters are still obligated to pay landlords, and
14 mortgage-holders are still obligated to pay lenders; and

15 WHEREAS, according to Zillow, the average monthly rent on an apartment in Seattle is now
16 \$2,600, one of the highest in the nation; and

17 WHEREAS, the Housing Appendix to the Seattle Comprehensive Plan indicates that extremely
18 low income Seattleites (earning less than 30 percent of Adjusted Median Income (AMI))
19 and very low income households (earning less than 50 percent of AMI) continue to be the
20 overwhelming majority of households facing severe housing cost burdens, while 47
21 percent of all Seattleites are rent burdened; and

22 WHEREAS, retaining the obligation to pay would mean that those who defer payments will
23 accumulate significant personal debt; and

1 WHEREAS, when the public health crisis subsides, Seattleites must be able to resume everyday
2 activities, including going back to service sector and other jobs; and

3 WHEREAS, it is critically important that Seattleites who currently have housing are not made
4 homeless or destitute because of this public health crisis; and

5 WHEREAS, the State of Emergency declared by Governor Jay Inslee, opens the opportunity to
6 use certain emergency powers under the Washington State Comprehensive Emergency
7 Management Plan (chapters 38.08, 38.52, and 43.06 of the Revised Code of
8 Washington); and

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

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

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

18 WHEREAS, by halting mortgage payments during this time, the urgent need for landlords to
19 collect rent will be paused; NOW, THEREFORE,

20 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:**

21 Section 1. The Seattle City Council calls on Governor Inslee:

22 A. To use emergency powers to impose an immediate moratorium on residential and
23 commercial rent payments, including associated residential rental costs, such as renters'

1 insurance, such that no Seattleite should be required to pay rent during this health emergency or
2 accumulate debt for unpaid rent; and

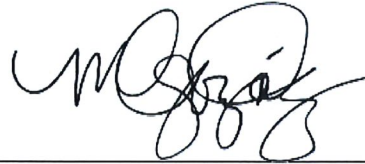
3 B. To call on federal legislators and President Trump's administration to impose an
4 immediate moratorium on residential and commercial mortgage payments, including associated
5 residential ownership costs, such as property taxes and mortgage insurance, such that no owner
6 of Seattle property should be required to pay mortgage during this health emergency or
7 accumulate additional debt for unpaid mortgage payments.

8 Section 2. The Seattle City Council calls on members of the United States Congress,
9 specifically Representatives Pramila Jayapal, Adam Smith, and Financial Services Committee
10 Chair Maxine Waters, and Senators Patty Murray and Maria Cantwell, to impose an immediate
11 moratorium on residential and commercial mortgage payments and rents, including associated
12 residential real property rental and ownership costs, such as property tax, renters' insurance, and
13 mortgage insurance, such that no owner of property in the nation should be required to pay
14 mortgage during this health emergency or accumulate additional debt for unpaid mortgage
15 payments, and no renter in the nation should be required to pay rent during this health emergency
16 or accumulate debt for unpaid rent.

17 Section 3. The Seattle City Council calls on President Trump to issue an executive order
18 to impose an immediate moratorium on residential and commercial mortgage payments and
19 rents, including associated residential real property rental and ownership costs, such as property
20 tax, renters' insurance, and mortgage insurance, such that no owner of property in the nation
21 should be required to pay mortgage during this health emergency or accumulate additional debt
22 for unpaid mortgage payments, and no renter in the nation should be required to pay rent during
23 this health emergency or accumulate debt for unpaid rent.

Section 4. The City Council requests that the Office of Intergovernmental Relations deliver copies of this resolution, upon adoption, to Governor Jay Inslee, United States Representatives Pramila Jayapal, Adam Smith, and Maxine Waters, United States Senators Patty Murray and Maria Cantwell, and President Donald Trump.

Adopted by the City Council the 30th day of March, 2020,
and signed by me in open session in authentication of its adoption this 30th day of March, 2020.



President _____ of the City Council

Filed by me this 30th day of March, 2020.



Monica Martinez Simmons, City Clerk



(Seal)