

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, ENCOURAGING LANDLORDS TO CEASE EVICTIONS DURING THE NEXT NINETY DAYS, ENCOURAGING TENANTS WHO ARE PAST-DUE ON RENT PAYMENTS AND THEIR LANDLORDS TO WORK COOPERATIVELY TO DEVELOP PAYMENT ARRANGEMENTS THAT WILL ENSURE HOUSING STABILITY, AND STRONGLY URGING THE GOVERNOR OF THE STATE OF OKLAHOMA TO ENACT A TEMPORARY MORATORIUM ON ALL EVICTIONS IN THE STATE.

- § 1. WHEREAS, a respiratory disease caused by a novel coronavirus (“COVID-19”) was first detected in China and has now been detected in more than 190 locations internationally, including the United States; and
- § 2. WHEREAS, the World Health Organization characterized COVID-19 as a pandemic on March 11, 2020; and
- § 3. WHEREAS, according to the Center for Disease Control and Prevention (“CDC”), the COVID-19 virus spreads between people who are in close contact with one another and through respiratory droplets produced when an infected person coughs or sneezes; and
- § 4. WHEREAS, on March 13, 2020, the President of the United States declared COVID-19 a national emergency and ordered each state to set up emergency operations centers and ordered hospitals to activate their emergency preparedness plans; and
- § 5. WHEREAS, on March 15, 2020, the Governor of Oklahoma declared an emergency caused by the impending threat of COVID-19 to the people of Oklahoma and the public’s peace, health, and safety, which has been amended eight times, most recently on April 2, 2020, and orders the closing of all non-essential businesses until April 30, 2020; and
- § 6. WHEREAS, previous proclamations were issued by the Mayor of the City of Norman on March 13, 2020, limiting organized gatherings to less than 250 people, on March 16, 2020, restricting organized gatherings to less than 50 people, and closing bars, lounges, gyms and fitness facilities, entertainment venues, including private clubs, commercial amusement facilities, theaters and similar venues, as well as restaurant dining areas, on March 22, 2020, limiting organized gatherings to less than 10 people, and closing beauty parlors, barber shops, nail salons, and health clubs and spas, and encouraging retailers to implement social distancing in stores, on March 30, 2020, amending the previous proclamation related to outdoor activities, and on April 8, 2020, extending the restrictions to April 30, making modifications for non-essential business operations and requiring retail businesses to provide masks to employees; and



- § 7. WHEREAS, despite ongoing restrictions, the number of cases in Cleveland County, as reported by the Oklahoma Department of Health, have increased from 0 cases on March 13, 2020 to 231 cases on April 9, 2020, including 14 deaths; and
- § 8. WHEREAS, during the same period of time, the number of cases in Oklahoma, as reported by the Oklahoma Department of Health, have increased from 1 case to 1,684 cases and 80 deaths, impacting people ranging in age from infancy to 102 years old, with the largest number of cases occurring in the 18 to 49-year-old age range; and
- § 9. WHEREAS, as of April 9, 2020, the CDC had identified 427,460 confirmed cases of COVID-19 and 14,696 deaths as a result of COVID-19 in 55 jurisdictions including 50 states, the District of Columbia, Puerto Rico, Guam, the North Mariana Islands, and the U.S. Virgin Islands; and
- § 10. WHEREAS, economic instability has led to a record number of people filing for unemployment, and threatens to result in housing instability; and
- § 11. WHEREAS, housing instability can lead to homelessness, which can result in increased community spread of COVID-19; and
- § 12. WHEREAS, in recognition of the threat of housing instability, the Federal Housing Administration (“FHA”) announced a sixty-day foreclosure and eviction moratorium for single-family homeowners with FHA-insured mortgages on March 18, 2020; and
- § 13. WHEREAS, in recognition of the threat of housing instability, on March 18, 2020, the Federal Housing Finance Agency directed Fannie Mae and Freddie Mac to suspend foreclosures and evictions for at least sixty-days, in addition to announcing a forbearance program, which allows mortgage payments to be suspended for up to 12 months due to hardships caused by the coronavirus; and
- § 14. WHEREAS, on March 27, 2020, President Trump signed the Coronavirus Aid, Relief, and Economic Security Act (“CARES” Act) which allows borrowers with federally backed mortgages to request forbearance up to 180 days, with a potential extension of an additional 180 days, regardless of delinquency status, and multifamily borrowers with federally backed multifamily mortgage loans to request forbearance of up to 90 days provided they don’t evict tenants for non-payment of rent; and
- § 15. WHEREAS, the CARES Act also imposes a 120-day moratorium on evictions of tenants in properties that are part of government programs or that have a federally backed mortgage loan; and
- § 16. WHEREAS, to date, Governors of at least 15 states across the nation have issued orders either imposing a moratorium on evictions or delaying the enforcement of eviction action orders for renters; and

- § 17. WHEREAS, locally, the Cleveland County District Court issued an Order Suspending Certain In-Person Court Proceedings and issued Guidelines for the Protection of Persons Appearing for Court Proceedings on March 16, 2020, which ordered all small claims matters, except those seeking immediate possession of property under the Forcible Entry and Detainer statute, be reset; and
- § 18. WHEREAS, the Cleveland County District Court issued an Amended Order Suspending Certain In-person Court Proceedings Phase II Protocol and associated Guidelines for Judicial Proceedings under the Cleveland County Continuity of Operations Plan Phase II on March 23, 2020, which allowed, among other things, a modified electronic filing system for all non-emergency matters, and suspended in-person proceedings with some exceptions; and
- § 19. WHEREAS, the Cleveland County District Court issued an Amended Order Suspending Certain In-Person Court Proceedings Phase III Protocol and associated Guidelines for Judicial Proceedings Under the Cleveland County Continuity of Operations Plan Phase III on April 6, 2020, which suspended forcible entry and detainer matters set on civil uncontested dockets.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- § 20. That, landlords in Norman are strongly encouraged to cease evictions for at least 90 days from the date of this Resolution; and
- § 21. That, landlords in Norman are strongly encouraged to work with tenants who are past-due on rent payments to develop realistic payment plans and promote housing stability; and
- § 22. That, Governor Kevin Stitt is strongly urged to sign an Executive Order that would impose a temporary moratorium on evictions across the state.

PASSED AND ADOPTED this 14th day of April, 2020.

BREEA CLARK, MAYOR

(SEAL)

ATTEST:

BRENDA HALL, CITY CLERK

