COUNTY OF LOS ANGELES

COVID Rental Property Owner Roundtable

PUBLIC MEETING · FEBRUARY 25, 2021

Agenda

I. **Welcome and Introductions** (CEO)

II. **Presentation: Update on Housing and Property Owner/Small Business COVID Policy and Programs**
- **Update on Eviction Moratorium, Relief Efforts** (DCBA)
- **LA County COVID-19 Rent Relief Program** (LACDA)

III. **Discussion and Questions**

IV. **Meeting Schedule and Survey**

V. **Public Comment: Please submit questions and comments to:** EconomicDevelopment@ceo.lacounty.gov

The LA County Eviction Moratorium:

Overview & Updates

FEBRUARY 25, 2021

LOS ANGELES COUNTY
CONSUMER & BUSINESS AFFAIRS

LA County Eviction Moratorium

- **What is it?**

  Countywide ban on evictions for residential and commercial tenants impacted by COVID-19

- **Who's covered?**

  Residential tenants

  Commercial tenants

  Mobilehome space renters

  The County's moratorium applies to unincorporated areas and all incorporated cities within the County

- **How long does it last?**

  The moratorium is effective March 4, 2020 to **June 30, 2021**, unless extended by the Board of Supervisors.

What protections does the County's Moratorium include for Residential Tenants?

Evictions Prohibited for:

- **Nonpayment of rent, late charges, or any other fees** if the Tenant can show an inability to pay rent and/or related charges due to COVID-19 related financial hardship.
- COVID-19 related **violations** for temporarily housing unauthorized occupants or pets.
- Nuisance.
- A **No Fault** eviction reason, including but not limited to substantial remodels or demolitions.
- Denying entry to a landlord.

Additional Protections Include:

- Rent freeze on rent stabilized units in unincorporated areas of L.A. County.
- Landlords cannot harass or intimidate tenants who exercise their rights under the Moratorium.

What protections does the County's Moratorium include for Commercial Tenants?

Evictions Prohibited for:

•**Nonpayment of rent** if the Tenant can show an inability to pay rent and/or related charges due to COVID-19 related financial hardship.

Additional Protections Include:

•Landlords cannot harass or intimidate tenants who exercise their rights under the Moratorium.

Does this mean tenants don't have to pay rent?

- **No, the County's Moratorium is not a cancellation of rent.**
- **Residential tenants:**
  - Will have until **August 31, 2021** to repay unpaid rent that came due between March 4, 2020 – September 30, 2020.
  - Will need to follow the **directives under Assembly Bill (AB) 3088 and Senate Bill (SB) 91** for rent that came due between October 1, 2020 – June 30, 2021.
- **Commercial tenants:**
  - Will have twelve (12) months following the end of the Eviction Moratorium if the tenant has nine (9) or fewer employees.
  - Will have six (6) months following the end of the Eviction Moratorium if the tenant has between 9 and 100 employees.

What's Exempt?

- **Commercial tenants who:**
  - Are Multi-national
  - Publicly traded; or
  - Have more than 100 employees
- **Airports, as of September 1, 2020**
- **Residential nonpayment, between October 1, 2020 and June 30, 2021**

Legislative Updates : AB 3088 & SB 91

AB3088: Effective September 1, 2020 – January 31, 2021

- Protects most residential tenants from being evicted for nonpayment of rent if related to COVID-19 financial hardship
- Preempts certain local protections for this category of residential tenants
- Requires landlords to provide written notice of unpaid rent, copy of tenant rights under state bill, and a sample declaration of hardship
- Requires tenants to pay 25% of unpaid rental balance and submit a signed declaration to their landlord for each month tenant is unable to pay rent due to COVID-19 related financial hardship

SB91: Effective February 1, 2021 – June 30, 2021

- Extends protections, noticing requirements, and certification requirements for landlords and residential tenants, as well as local preemptions under AB3088
- Includes state rental assistance component

How Do AB 3088 & SB 91 Impact the County's Protections?

Residential Tenancies

- Evictions for nonpayment of rent due to COVID-19 financial hardship not covered by the County's Moratorium between October 1, 2020 – June 30, 2021
- Tenants required to provide their landlord with a signed declaration of hardship in accordance with State requirements
- All other local protections offered remain in place

Commercial Tenancies

- No impact

Repayment of Unpaid Rent

March 4, 2020 – September 30 , 2020

- Tenants cannot be evicted if they submit a declaration to their landlord, verbally or in writing
- Tenants have until August 31, 2021 to repay unpaid balance accrued during this time

September 1,2020 - June 30 , 2021

- Tenants are protected from eviction if they send a written declaration to their landlord **and** pay at least 25% of unpaid balance by June 30, 2021
- Tenants have until August 31, 2021 to repay remainder of unpaid balance accrued during this time

Board Update: February 23, 2021

The LA County Board of Supervisors (Board) voted to extend and expand the Eviction Moratorium on February 23, 2021. Updates to the Moratorium include:

- Extend the Temporary Eviction Moratorium through **June 30, 2021**, to the extent protections are not preempted by AB 3088 and SB 91
- Include administrative fines and penalties for violations of the Moratorium, in accordance with the County Code

The Board also voted to:

- Waive the RSO registration fee requirement for property owners in unincorporated LA County, so long as they register by **September 30, 2021**

What is the DCBA Housing & Tenant Protections Division?

The Housing & Tenant Protections Division Supports:

- Mobilehome owners, park owners, tenants, and landlords who have questions or who wish to discuss potential violations of the L.A. County Rent Stabilization Ordinance and Mobilehome Rent Stabilization Ordinance
- Residents and property owners who have questions regarding the L.A. County Temporary Eviction Moratorium
- Stay Housed L.A. County, a partnership with local community-based organizations and legal service providers to give residents the resources and information to stay in their homes

Questions? Contact Us:

(833) 223-RENT (7368)

rent@dcba.lacounty.gov

RENT.LACOUNTY.GOV

LOS ANGELES COUNTY
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Small Business and Mortgage Relief

1. LA REGIONAL COVID-19 RECOVERY FUND
2. STATE'S CA RELIEF GRANT (CARELIEFGRANT.COM)
3. FORECLOSURE PREVENTION UNIT
4. MORTGAGE RELIEF FUND
5. LEGAL AID FOR SMALL BUSINESSES

DISASTER HELP CENTER: 833-238-4450 LACOUNTYHELPCENTER.ORG

LOS ANGELES COUNTY
CONSUMER & BUSINESS AFFAIRS

LACDA
Los Angeles County Development Authority

LA County COVID-19 Rent Relief Program

LA County COVID-19 Rent Relief Program
Launched August 2020

- On 6/23/2020, the Board allocated $30 million in CARES Act funds for the LA County COVID-19 Rent Relief Program
- The Board allocated an additional $70 million on 7/21/2020, and $10 million on 11/24/2020, for a total of $110 million
- Application period from 8/17/2020 through 8/31/2020
- Serving renters at or below 50% of Area Median Income (AMI) who reside in single-family, multi-unit, mobile homes, or room rentals in the County, excluding the City of Los Angeles
- Eligible households can receive up to $10,000 for rental arrears, current and/or future rents

LACDA
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LA County COVID-19 Rent Relief Program
Launched August 2020

- Fast tracked applicants in areas with high eviction risk, using Area Deprivation Index and Tenant Vulnerability Index
- Applicants outside these areas were categorized by Service Planning Area (SPA), and placed into lotteries
- Based on lessons learned, the Board approved Program improvements on 1/5/2021, including:
  - Direct payments to tenants, with appropriate controls, in cases where property owners refuse to participate
  - Payments to property owners to supplement previous partial payments
  - Extended the Program through 12/31/2021

LACDA
Los Angeles County Development Authority

LA COUNTY COVID-19

RENT RELIEF

STATISTICS

Application Period:
August 17 to 31, 2020

88,591 INQUIRIES RECEIVED

44,917 APPLICATIONS RECEIVED

$53.9 MILLION DISTRIBUTED TO HELP LA COUNTY RENTERS

55% OF RENTAL ASSISTANCE PROVIDED TO RENTERS IN HIGH RISK EVICTION AREAS

LACDA Los Angeles County Development Authority

County of Los Angeles California

211 LA County Help Starts Here

Funded by CARES Act

UPDATED 2/16/21

State of California Emergency Rental Assistance

- The COVID-19 Tenant Relief Act – SB91 was signed into law 1/29/2021
- Qualifying households at or below 80% of AMI, prioritizing households at or below 50% of AMI, and those unemployed for the last 90 days
- Landlords can choose to accept 80% of any unpaid rent owed from 4/1/2020 through 3/31/2021, and must forgive the remaining unpaid rent for that period
- If a landlord chooses not to participate, the tenant can apply for relief valued at 25% of unpaid back rent for the covered period
- Tenants can also receive 25% of prospective rent for up to three months, subject to funding availability
- Utility arrearages are also eligible, subject to funding availability

More information is available at HousingIsKey.com

LACDA
Los Angeles County Development Authority

Questions?

Linda Jenkins

Acting Director

Community and Economic Development Division

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Tracie Mann

Director

Housing Assistance Division

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Rental Property Owner Survey – Submitted Questions

1. How will the mortgage assistance program prioritize Mom and Pop property owners?
2. When will LA County allow landlords to pursue no-fault eviction actions?
3. When does the LA County Temporary Eviction Moratorium expire?
4. What mortgage assistance is available to property owners that purchased in the last 5-6 years?
5. For Rental Assistance Programs, why do property owners need to provide a W-9 in order to receive payment?
6. When does the next Rental Assistance Program become available?
7. Can property owners apply for the Rental Assistance program on behalf of tenants that have not paid rent?