COUNTY OF LOS ANGELES

COVID Rental Property Owner Roundtable

PUBLIC MEETING · APRIL 22, 2021

Agenda

I. **Welcome** (CEO)

II. **Policy/Program Updates**
- County's Eviction Moratorium and COVID Renter Protections (DCBA)
- Mortgage Relief (DCBA)
- Rent Relief Program (LACDA and LISCLa)

III. **Public Comment**

IV. **Meeting Schedule and Survey**

The LA County Eviction Moratorium:

Overview & Updates

APRIL 22, 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.
- Reasonably 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.

Repayment of Unpaid Rent: Residential Tenants

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 September 30, 2021 to repay unpaid balance accrued during this time

October 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
- In some cases, tenants have until August 31, 2022 to repay remainder of unpaid balance accrued during this time

Repayment of Unpaid Rent: Commercial Tenants

March 4, 2020 – June 30, 2021:

- 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.

Legislative Updates

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

AB81: Effective February 23, 2021 – June 30, 2021

- Provides additional time for repayment under local eviction moratoria

How Do the State's Bills 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

Questions? Contact Us:

(833) 223-RENT (7368)

rent@dcba.lacounty.gov

RENT.LACOUNTY.GOV

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Mortgage Relief for Property Owners

Eligibility

- County property owners of one (1) unit with 80% Area Median Income or below with a loan balance up to $726,525;
- County property owners of 2-4 units with 150% Area Median Income with a loan balance of up to $1,000,000;
- Property should be owner-occupied.
- Hardship demonstrated through loss of employment or reduction of work hours, or tenant ceased rent payments.
- Must be financially stable to resume timely payments.
- Communities with the highest COVID-19 positivity rates.
- Attend workshop and counseling session.

www.NHSLACOUNTY.org

888.895-2647

CA COVID-19 RENT RELIEF

Landlord Applicant Webinar

Who Can Apply?

Landlords who have income-eligible renters experiencing a financial hardship due to COVID-19 with past due rent.

How Much Rent Relief Will I Get?

Landlords can get reimbursed for 80% of past due rent accrued between April 1, 2020, and March 31, 2021, if they agree to waive the remaining 20% of unpaid rent.

CA COVID-19 RENT RELIEF

HousingIsKey.com

Eligible renters can also receive help paying future rent, equal to 25% of their monthly amount to help them stay in their homes, and 100% of up to 12 months of unpaid or future utility bills.

LISC LA

Why the state's 80/20 payment for eligible households makes sense.

- If you are a landlord who has been receiving 25% or more of your tenant's monthly rent, up to 75% is still unpaid.
- When you and your tenant participate, the state will pay 80% of unpaid rent, and would ask you to forgive the last 20%.
- After reimbursement, you will have received at least 85% of total rents owed from the period.

CA COVID-19 RENT RELIEF

HousingIsKey.com

LISC LA

How the 80/20 Payment Structure Works
Example rent: $1,000/month
$12k In total rent owed

Example 1

- Tenant Pays $3,000/25%
- State of California Pays 80%
  Unpaid Rent = $7,200
- Landlord forgives 20% in unpaid rent over the period = $1,800
- Total rent recovered by landlord = $10,200/85%

Example 2

- Tenant Pays $6,000/50%
- State of California Pays 80%
  Unpaid Rent = $4,800
- Landlord forgives 20% in unpaid rent over the period = $1,200
- Total rent recovered by landlord = $10,800/90%

CA COVID-19 RENT RELIEF

HousingIsKey.com

Participating in the COVID-19 Rent Relief effort gets rents paid, saves money on legal fees, and reduces uncertainty.

LISC LA

CA COVID-19 RENT RELIEF

Landlord Checklist

Are You Eligible To Apply For CA COVID-19 Rent Relief?

(Must meet all below requirements to be eligible + have a valid email address)

- Are you the property owner or the property management/agency who has legal authority to lease the unit?
- Do you have one or more eligible tenants with unpaid rent between April 1, 2020 and March 31, 2021, due to a COVID-19 related event?
- Do you have a tenant lease or written agreement with the eligible tenant(s)?
- Do you agree to waive 20% of the unpaid rent for the above time period?

To verify Residence

(need ONE of the following + **IRS W-9 Form**)

- Lease agreement
- State issued program id with license
- Official letter from third party showing name and address
- Government issued library card
- Utility statements from provider

To verify Ownership

(need ONE of the following + **IRS W-9 Form**)

- Property deeds
- Mortgage note
- Property tax forms
- Homeowner insurance

To verify Rent Owed

(need ONE of the following + **IRS W-9 Form**)

- A current lease, signed by the applicant and the landlord that identifies the unit where the applicant resides and establishes the rental payment amount.
- In the absence of a signed lease, evidence of the amount of a rental payment may include:
  - Bank statements
  - Check stubs, or other documentation that reasonably establishes a pattern of paying rent
  - Written attestation by a landlord who can be verified as the legitimate owner or management agent of the unit

* * *

Paperwork is subject to cross-referencing across other government and, where applicable, third-party databases. This review is to verify the validity of the submitted items and the information included.

* * *

Once you've put together the required information above, visit **HousingIsKey.com** and click on **COVID-19 Rent Relief** to apply.

CA COVID-19 Rent Relief

Whether it's a health-related event or a significant financial hardship, COVID-19 has affected us all. As our state continues to recover, we are committed to keeping families housed and recognize that California renters and landlords have enough to worry about. We want to make sure that past due rent isn't one of them.

CA COVID-19 Rent Relief will help income-eligible households pay rent and utilities, both for past due and future payments. The federal Consolidated Appropriations Act of 2021 provides funding to support the program and tenant (renter) protection laws signed by Governor Newsom.

I'm a Landlord **I'm a Renter**

For additional information, to find a Local Partner Network organization near you, or for eligibility and application help, call our CA COVID-19 Rent Relief Call Center: 833-430-2122

A. Landlord Information

Case Id: Null
Name: Sample Application
Address:

A. Landlord General Information

Please provide the following information.

PRIMARY LANDLORD

A.1. Landlord Name (as appears on W9)

A.2. Landlord Address (as appears on W9)

A.3. Landlord Telephone Number

A.4. Landlord Email

A.5. DUNS Number, if applicable

A.6. EIN, TIN or SSN for Payment Records (as appears on W9)

A.7. Did you provide an EIN, TIN, or SSN?

A.8. Please upload a completed and signed IRS W-9 FORM using the EIN/SSN you select above.

☐ Landlord W9 *Required

A.9. Please select a preferred method of payment.

A.10. If you selected check, please provide the mailing address to receive the check. (NOTE: any payment from the Program will be mailed to this address).

ALTERNATE LANDLORD CONTACT

A.11. Alternate Contact Name (you may choose to provide a Property Manager's name)

A.12. Alternate Contact Telephone Number

A.13. Alternate Contact Email Address

B. Tenant(s) Information

Case Id: Null
Name: Sample Application
Address:

B. Tenant(s) Information

Please identify all of your tenants that you would like to participate in the California COVID-19 Emergency Rental Assistance Program. Upon submission of this Landlord application, all the tenants listed below will receive an email invitation to participate in the California COVID-19 Emergency Rental Assistance Program. **If you have 10+ tenants and would like to upload tenant information in bulk, please click here to use the excel spreadsheet to add your tenants. Please upload your excel spreadsheet below where it states "Import Tenants".**

For EACH tenant, use the Upload File button on the right side of each row to provide the following:

- Rent statement or ledger documenting their arrears (by each month if available, including any rental assistance previously paid directly to the landlord, if available).
- Provide Lease or Written Agreement

To edit an existing row, click the icon.

Email Address	Address	Phone Number

Submit

Case Id: Null
Name: Sample Application
Address:

Submit

Once an application is submitted, it can only be "Re-opened" by an Administrator. You are not finished until you receive the message "Application Submitted". Also note: please check your Spam email folder if you have not received any emails from Neighborly.

By submitting this Application for California Department of Housing and Community Development ("HCD") California COVID-19 Rent Relief Program (the "Program"), I, as an authorized representative of the Landlord, hereby certify that:

1. Binding Contract. I am hereby entering into a binding contract ("Agreement") with the individual listed as Tenant in this Application and HCD, but only to the extent that HCD determines, in its sole discretion, that Tenant is eligible for the Program. This Agreement is not binding on HCD until HCD approves the financial assistance under the Program.

Public Comment

Questions & Comments

To access prior meeting recordings, presentations, and Frequently Asked Questions (FAQs), please visit the County's Economic Development website at:

https://economicdevelopment.lacounty.gov/

Please submit questions and comments to: EconomicDevelopment@ceo.lacounty.gov

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CA COVID-19 Rent Relief: Go to: https://housing.ca.gov/ or Call: 833-430-2122

Mortgage Relief Fund: Go to: www.NHSLACOUNTY.org or Call 888.895-2647

County of Los Angeles Department of Consumer and Business Affairs,
Office Immigrant Affairs: 1-800-593-8222; Housing/Tenant Protections (833) 223-RENT (7368)

Post-Event Survey

https://experience.arcgis.com/experience/079f4dedf8344fa18f6812bbc6b9e765/

Thank you