COUNTY OF LOS ANGELES

COVID Rental Property Owner Roundtable

PUBLIC MEETING · JUNE 17, 2021

Agenda

I. **Welcome** (CEO)

II. **Policy/Program Updates**
- County's Eviction Moratorium and COVID Renter Protections (DCBA)
- Amendment Changes to Rent Stabilization Ordinance (DCBA)
- Mortgage Relief (DCBA)
- Emergency Rental Assistance Programs (LACDA)
- Housing Choice Voucher Program (LACDA)

III. **Public Comment**

IV. **Meeting Schedule**

The LA County Eviction Moratorium:

Overview & Updates

JUNE 17, 2021

LOS ANGELES COUNTY
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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.

What Happens After June 30?

A LOOK AHEAD

Will the County's Eviction Moratorium be Extended?

Maybe.

- Current sunset date is **June 30, 2021.**
- Board of Supervisors will vote on whether to extend the eviction moratorium at the **6/22/21** Board meeting

What Does the Proposed Extension Include?

Extension of Moratorium Period

- If approved, the moratorium would be extended through **September 30, 2021**

Applicability

- Residential and commercial tenants in the entire County, including incorporated cities, unless exempt

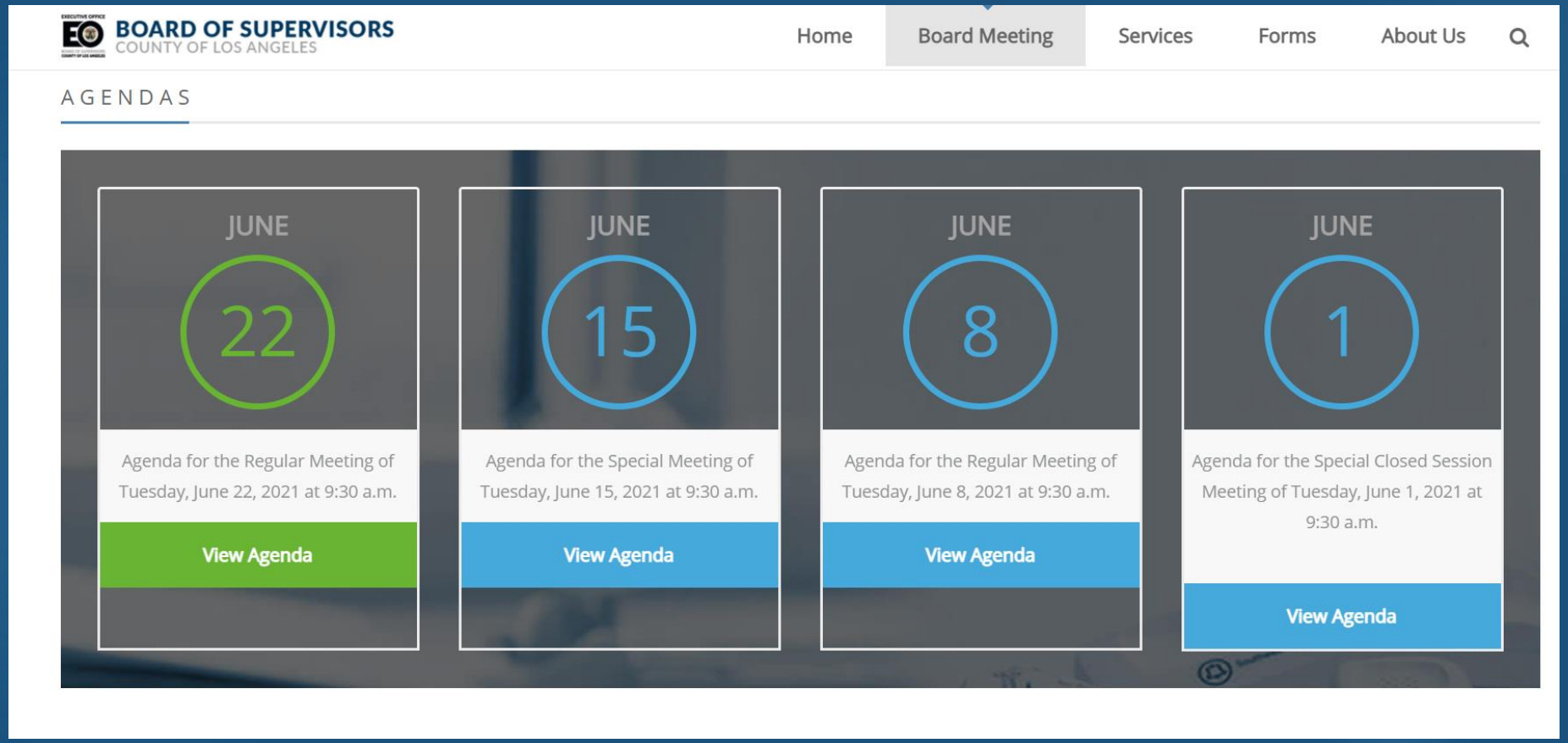
What Does the Proposed Extension Include?

If approved, as of July 1, 2021:

- Protect residential and commercial tenants from evictions for:
  - **Non-payment of rent** due to COVID-19 financial hardship
  - **Failure to pay back** unpaid rent under the terms of a repayment plan
- Prohibit landlords from applying a rental payment to any anything other than the prospective month's rent, unless the tenant has agreed in writing to allow it
- Clarify that, effective March 4, 2020, tenants have an affirmative defense in unlawful detainer actions and any other civil action for the collection of unpaid rent during the moratorium period
- Allow **Owner & Family Member move-ins** for single-family homes

Want More Information?

Visit bos.lacounty.gov/



Coming Soon

- **Amendments to the following ordinances:**
  - Rent Stabilization Ordinance
  - Mobilehome Rent Stabilization Ordinance
  - Rental Housing Oversight Commission
- Anticipated Board Meeting: **July 13, 2021**
- Applies only to unincorporated LA County

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.

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888.895-2647

Emergency Rental Assistance Programs Overview

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Comparison of Emergency Rental Assistance (ERA) Programs

	ERA 1	ERA 2
Direct-to-Tenant Assistance	Programs required to offer assistance to landlords before reaching out to renters. <u>CA Program</u> Landlords or tenants can apply. If landlords don't accept payment, direct-to-tenant assistance can be provided, but rental assistance level is reduced from 80% to 25% of arrears.	Programs can provide assistance to tenants first and immediately. Assistance does not need to be offered to landlords before renters. Landlords are still eligible to apply, but they don't need to be offered assistance first.
Landlord Outreach	Waiting period before determining the landlord is refusing to participate: • By mail: 14 days • By phone/text/ email: 10 days	Waiting period before determining the landlord is refusing to participate: • By mail: 7 days • By phone/text/ email: 5 days
If Landlords Choose Not to Participate	Direct-to-tenant assistance not encouraged or required. <u>CA Program:</u> Landlord must accept 80% of arrears and agree to waive 20%. If landlord refuses to participate, direct-to-tenant assistance is provided at 25% of arrears.	Direct-to-tenant assistance must be offered if landlord refuses to participate.

Comparison of Emergency Rental Assistance (ERA) Programs

	ERA 1	ERA 2
Prospective Rent	For households with rental arrears, program must not provide prospective rent unless it has also provided assistance to reduce the arrears. <u>CA Program:</u> 25% of prospective rent. Arrears must be paid first.	Prospective rent can be provided regardless of assistance with arrears.
Prioritization	Households with incomes <50% AMI and households with members unemployed for 90+ days must be prioritized. No guidance provided on *how* programs should prioritize. <u>CA Program:</u> Households at or below 50% AMI prioritized.	Grantees required to report on the methods established to implement the prioritization of assistance, and to publicly post a description.
Financial Hardship Eligibility	Households must qualify for unemployment OR experienced a reduction in income, incurred costs, or experienced financial hardship **due, directly, or indirectly,** to the pandemic.	Households must qualify for unemployment OR experienced a reduction in income, incurred costs, or experienced financial hardship **during or due, directly, or indirectly,** to the pandemic. Grantees are strongly encouraged to use self-certification.

Comparison of Emergency Rental Assistance (ERA) Programs

	ERA 1	ERA 2
Documentation	Self-certification allowed via Treasury Department's 3/26/21 guidance. <u>CA Program:</u> In addition to standard documentation requirements, written declarations are allowed to verify residence and rent owed, but not income.	Explicit guidance for programs to be flexible with documentation requirements. Requirements should not be barriers to participation. Written attestations are allowed. Income eligibility can be determined using a "fact-specific proxy," e.g., data on average incomes in the geographic area.
Federally-Assisted Households	Eligible residents in federally-assisted housing may receive assistance, as long as the assistance is not duplicative.	Programs are *prohibited* from denying assistance to eligible residents in Federally-assisted housing. Grantees are encouraged to partner with owners of Federally-subsidized housing to ensure the residents are reached.

Comparison of Emergency Rental Assistance (ERA) Programs

	ERA 1	ERA 2
Other Expenses	Funds may be used for certain “other expenses” (in addition to rent and utilities). These expenses must be related to housing and **due, Directly, or indirectly** to the pandemic.	Funds may be used for certain “other expenses” (in addition to rent and utilities). These expenses must be related to housing, but **do not have to be due** to the pandemic. Treasury guidance **reinforces and encourages** the following eligible expenses: moving costs, security deposits, application fees, transitional stay in a hotel. Grantees covering the cost of transitional stays in hotels for temporarily displaced households must develop policies and procedures describing the circumstances under which this type of assistance would be provided.
Protect Renters from Eviction	Not addressed.	Must prohibit the eviction of renters for non-payment in months for which receiving rental assistance. Grantees strongly encouraged to require landlords to not evict for non-payment for 30 to 90 days past receipt of rental assistance.

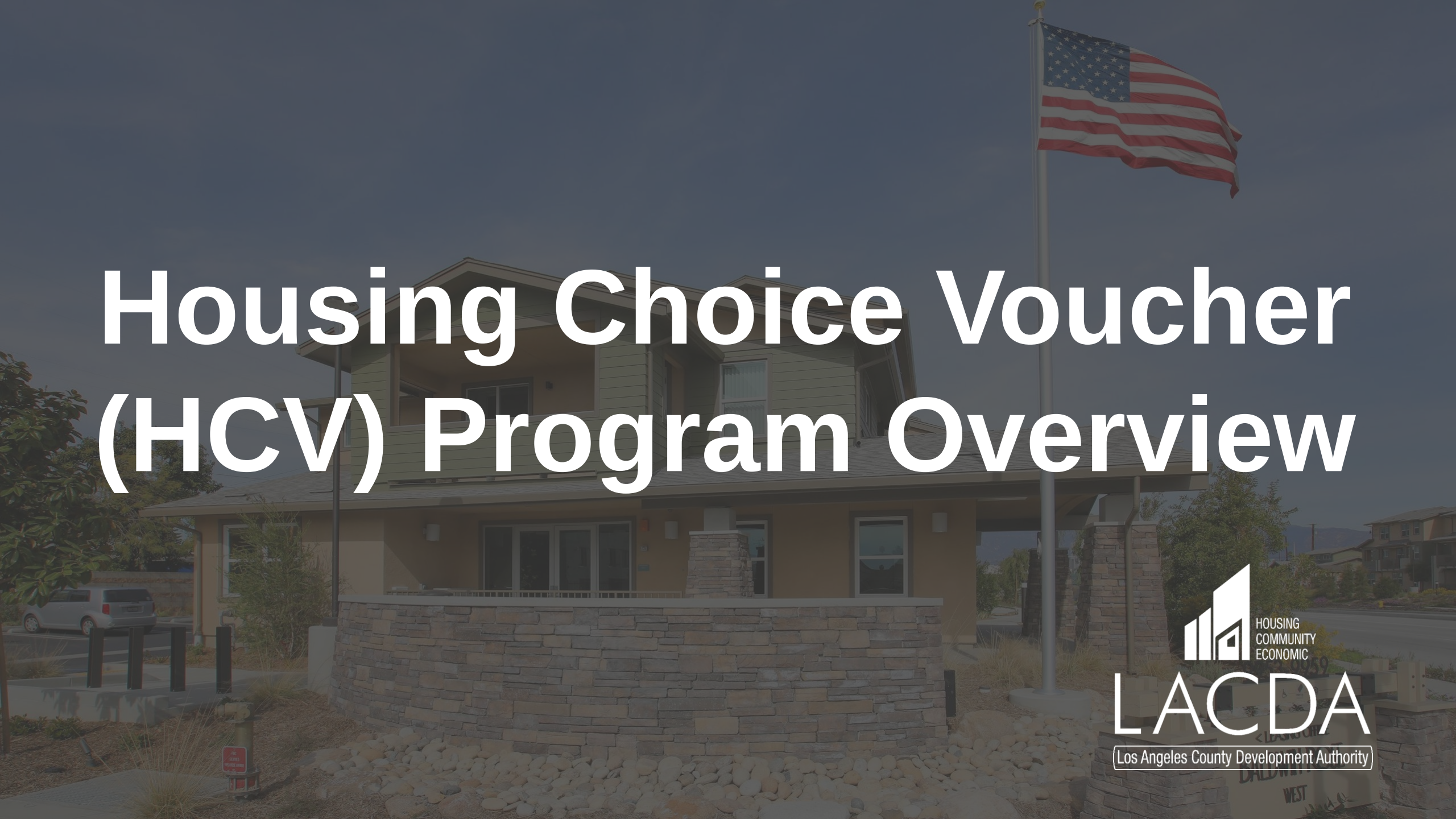
Comparison of Emergency Rental Assistance (ERA) Programs

	ERA 1	ERA 2
Maximum Length of Time	12 months plus an additional 3 months if needed to ensure housing stability.	Aggregate amount of assistance of ERA1 and ERA2 must not exceed 18 months.
Financial Assistance vs. Housing Stability Serves	Financial Assistance (e.g., rent, utilities): 90% Housing Stability Services (e.g., case mgmt.): 10%	Financial Assistance (e.g., rent, utilities): 90% Housing Stability Services (e.g., case mgmt.): 10%
Administrative Costs	No more than **10%** of the total award may be used for direct and indirect administrative costs. (Note: these terms were changed by Treasury on 3/26/21. Originally, the 10% limit included costs related to housing stability services *and* direct administrative costs.)	No more than **15%** of the total award may be used for direct and indirect administrative costs.

Comparison of Emergency Rental Assistance (ERA) Programs

	ERA 1	ERA 2
Term	Through September 30, 2022. (Note: this date was changed by Treasury on 3/26/21. The original expiration date was December 31, 2021).	Through September 30, 2025.
Payment Schedule	100% in one disbursement.	40% within 60 days. Remaining 60% in tranches to be determined. Grantee must have obligated at least 75% of disbursed funds before receiving additional funds**.**
Expenditure Deadlines	Funds not obligated by September 30, 2021, will be reallocated to other grantees.	Funds subject to reallocation on March 31, 2022. Awaiting additional guidance on specifics.

Housing Choice Voucher (HCV) Program Overview



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Housing Choice Voucher (HCV) Program

The HCV Program is the Federal government's major program for assisting very low-income families, the elderly, and people with disabilities afford decent, safe, and sanitary housing in the private market. Eligibility for the HCV Program is based on a family's annual gross income and size.

Families who receive a voucher are responsible for finding a suitable housing unit where the property owner agrees to rent under the HCV Program. The family must pay between 30% to 40% of their monthly-adjusted income for rent and utilities, and the LACDA pays a housing subsidy directly to the property owner on behalf of the family.

The Housing Assistance Division has an allocation of 27,733 vouchers and certificates for the HCV and other special needs programs.

Benefits

Guaranteed Payment

- Payment received via direct deposit on the first business day of the month.

Ability to Choose Your Tenant

- Screen and select your own tenant.

Help Every Step of the Way

- Access to an owner portal
- Assigned case manager to assist through the processes.

Rent Increases

- Rent increases can be requested after the initial term of the lease (subject to local or State rent control

Where We Operate

Participants can rent a home and receive rental assistance within 62 cities and the unincorporated areas of Los Angeles County.

The LACDA does not have jurisdiction in the following cities:

- Burbank
- Compton
- Culver City
- Glendale
- Hawaiian Gardens
- Hawthorne
- Inglewood
- Long Beach
- Los Angeles
- Norwalk
- Pasadena
- Pico Rivera
- Pomona
- Redondo Beach
- Santa Monica
- South Gate
- Torrance

PROPERTY OWNERS: WHICH INCENTIVE IS RIGHT FOR YOU?

Got Questions? Answers are Just a Call Away!

INCENTIVE DETAILS

	HOMELESS INCENTIVE PROGRAM (HIP)	OPEN DOORS
Tenant Eligibility:	First-Time Voucher Holders	Current Voucher Holders
Sign-on Bonus:	Based on Fair Market Rate	Flat $1,000
Security Deposit:	Up to Two Times the Contract Rent	Flat $1,500
Vacancy Loss:	One Month's Contract Rent	One Month's Contract Rent
Application Fee:	Up to $50 per Adult	Not Offered
Damage Claim:	Up to $2,000 Above Security Deposit	Up to $2,000 Above Security Deposit
Utility Assistance:	Deposit Plus Any Past Due Amount	Not Offered
Questions?	(626) 586-1585 hip@lacda.org	(626) 586-1984 opendoors@lacda.org

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VIRTUAL TENANT & OWNER WORKSHOP

Lunch & Learn Workshops provide tenants and owners the opportunity to hear about new policies and Housing Choice Voucher Program updates.

Discussion Topics

- Housing Choice Voucher Program Overview
- LACDA Incentives

Please consider working with us

Zoom Meeting Registration

https://bit.ly/3yCMPKO

After registering, you will receive a confirmation email containing information on how to join the meeting.

JUNE 24, 2021

11:00 a.m. - 12:30 p.m.

LACDA

Questions: Los Angeles County Development Authority (www.lacda.org) (626) 586-1654 HCVWorkshops@lacda.org

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)