



COUNTY OF LOS ANGELES

# COVID Tenant Protections Roundtable

PUBLIC MEETING · SEPTEMBER 23, 2021

# Agenda

## **I. Welcome (CEO)**

## **II. Policy/Program Updates**

- County's Eviction Moratorium and COVID Renter Protections (DCBA)
- Stay Housed LA County (LAFLA)
- CA COVID-19 Rent Relief Program and Eviction Prevention (CA-HCD)

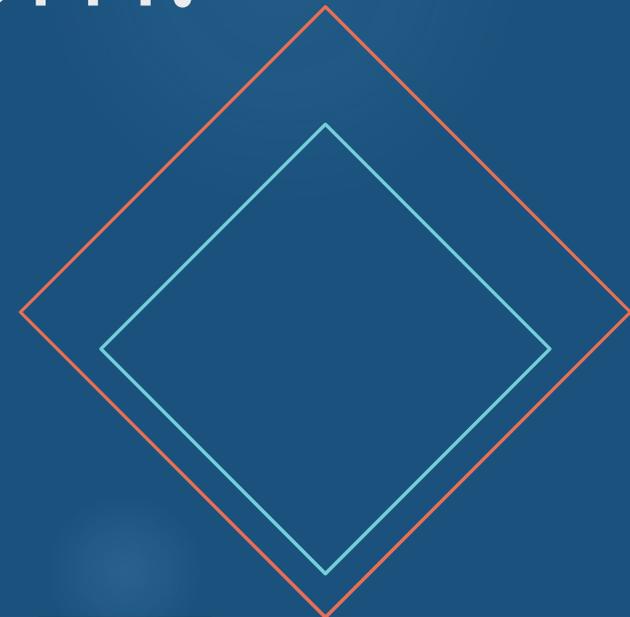
## **III. Public Comment**

# The LA County Eviction Moratorium: *Overview & Updates*

SEPTEMBER 28, 2021



LOS ANGELES COUNTY  
CONSUMER &  
BUSINESS AFFAIRS



# LA County Temporary Eviction Moratorium

## ➤ What is it?

Countywide protections that serve as an affirmative defense for residential and commercial tenants facing eviction who are 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 **September 30, 2021**, unless extended by the Board of Supervisors.

# What protections are included for Residential Tenants?

## Provides an Affirmative Defense for Evictions Related to:

- 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.

# Can a Landlord Evict a Tenant to move into a Single-Family Home?

**Yes, as of July 1, 2021, a Landlord can evict a tenant and all members of their household in order to move into a single-family home under certain conditions:**

- The Landlord purchased the single-family home (SFH) on or before **June 30, 2021**;
- The property is a SFH as defined in the County's Eviction Moratorium guidelines;
- The Landlord intends to use the single-family home as their own principal residence, or the residence of a qualifying family member(s), for at least **36 consecutive months**;
- The tenant(s) occupying the SFH must be current on rent payments and not financially impacted by the COVID-19 pandemic;
- The Landlord or Landlord's family member moving into the home must be **similarly situated** to the tenant(s) being displaced;
- The Landlord must give the tenant(s) at least **60 days notice to move out** of the SFH, provide notice to DCBA, and allow additional time if any of the parties moving in or out of the home have been diagnosed with COVID-19 within 14 days of the final date of tenancy; and
- The Landlord must also provide relocation assistance as required by the County's Rent Stabilization Ordinance or the incorporated city's applicable ordinance or regulation.

# What protections are included for Commercial Tenants?

## Provides an Affirmative Defense for Evictions Related to:

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

## Additionally, Landlords:

- Cannot harass or intimidate tenants who exercise their rights under the Moratorium.
- Must provide a notice to tenants with 9 or fewer employees of their rights under the Moratorium within 10 days of issuing a notice of nonpayment
- Are prohibited from applying a payment to any other rental obligation except the current month's rent, unless the tenant agrees otherwise.
- Are precluded from evicting a tenant on a holdover or month-to-month lease.
- Are precluded from evicting a tenant for failure to pay back rent under the terms of a repayment plan, if the Commercial tenant has 9 or fewer employees.



# What Happens After September 30?

A LOOK AHEAD

# Will the County's Protections be Extended?

## Maybe.

- Current sunset date is **September 30, 2021**.
- Board of Supervisors will vote on whether to extend the protections at the **9/28/21** Board meeting

## To Note.

- The State's Protections are set to expire on **September 30, 2021**
- LA County is *preempted* from adopting any protections for evictions for nonpayment of rent by **residential tenants** due to COVID-19 financial hardship until March 31, 2022

# What Does the Proposed Extension Include?

## Extension of Moratorium Period

- If approved, the moratorium would be extended through **January 31, 2021**

## Renaming of Ordinance

- From “LA County Temporary Eviction Moratorium” to “LA County COVID-19 Tenant Protections”

## Applicability

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

# What Else Does the Proposed Extension Include?

If approved, the protections will:

- Clarify protections that are not preempted by state law.
- Expand **Owner & Family Member move-ins** to include duplexes and triplexes.

# Want More Information?

Visit [bos.lacounty.gov/](https://bos.lacounty.gov/)

The screenshot displays the website for the Board of Supervisors of the County of Los Angeles. The navigation bar includes links for Home, Board Meeting, Services, Forms, and About Us, along with a search icon. The main content area is titled "AGENDAS" and features four cards, each representing a meeting agenda for a specific date in June 2021. Each card includes the date, the meeting type, the time, and a "View Agenda" button.

Date	Meeting Type	Time	Action
June 22, 2021	Regular Meeting	9:30 a.m.	View Agenda
June 15, 2021	Special Meeting	9:30 a.m.	View Agenda
June 8, 2021	Regular Meeting	9:30 a.m.	View Agenda
June 1, 2021	Special Closed Session Meeting	9:30 a.m.	View Agenda

# Questions? Contact Us:

 (800) 593-8222

 [rent@dcba.lacounty.gov](mailto:rent@dcba.lacounty.gov)

 [RENT.LACOUNTY.GOV](http://RENT.LACOUNTY.GOV)



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[www.StayHousedLA.org](http://www.StayHousedLA.org)



1-888-694-0040

## Stay Housed LA County Program

[www.stayhousedla.org](http://www.stayhousedla.org)

Stay Housed LA is a partnership between the County of Los Angeles, tenant-led community organizations, and legal services providers. Together, we provide tenants with the support needed to exercise their rights so that they can remain safely in their homes, specifically:

- **Public Awareness:** Informing tenants about their rights through mass digital ads and media stories to reach millions of tenants in multiple languages.
- **Outreach & Education:** Direct engagement of hundreds of thousands of tenants by phone & text; virtual workshops; educating tenants about their rights and connecting them to tenant advocates to support them as they exercise their rights.
- **Legal Services:**
  - Full representation for unlawful detainers and subsidized housing terminations;
  - Limited legal services for notice issues, COVID-related declarations, habitability, harassment, and other housing related issues

## How Stay Housed L.A. Works

- ▶ If you have general questions: 1) Read about your rights on the website, 2) Sign up for a Workshop
- ▶ If you have specific questions but no written notice: Sign up for a workshop- you can ask specific questions after the general workshop and speak with a legal worker.
- ▶ If you received any of the following: 1) A Written Notice, 2) Summons and Complaint (eviction lawsuit), 3) Sheriff's Notice to Vacate, 4) Termination Letter for Section 8/Public Housing, or 5) You have been Locked Out or Threatened with Lockout:

Go to “Get Legal Help” on [www.StayHousedLA.org](http://www.StayHousedLA.org) to enter your information or call our Stay Housed LA hotline at (888) 694-0040



## When Should You Talk To A Lawyer?

- ▶ If your landlord gave you a written notice to pay rent or quit or notice to quit based on nuisance or breach of lease agreement
- ▶ If you have an eviction lawsuit and received a summons and complaint
- ▶ If your landlord harasses you to the point it's impossible to live in your home
- ▶ For other inquiries: If you have general questions you can go to workshop or look at tenant information. You can ask for legal help through Stay Housed LA, but we prioritize by urgency so it may take us a while back to you for general counsel and advice.





**CA COVID-19  
RENT RELIEF**

# **State of California's COVID-19 Rent Relief Program**

September 23, 2021

## Thumbnail Sketch: CA COVID-19 Rent Relief Program

- State program application portal launched March 15, 2021.
- Program Focus: Stabilize low-income households through the payment of rental arrears to landlords and tenants.
- Over 115 organizations in our Local Partner Network with “boots on the ground” to assist people in their communities.
- As of 9/21, close to \$585 million in rental assistance and utilities assistance has been paid to 49,553 households.

**Help is available  
for landlords and  
tenants.**

**Visit [HousingIsKey.com](https://HousingIsKey.com) to learn more.**

## CA Rent Relief Program Parameters

- Landlord and tenant applicants are compensated 100% for:
  - Unpaid rent accrued on or after April 1, 2020
  - Current and Prospective rent (in 3-month increments)
  - Utilities (past)
- Non-Occupancy Payments: Allows rental assistance to be paid in situations where tenant has vacated the premises but still owes rental arrears.
- Payments to Landlords or Tenants: Requires tenants that receive direct payments to remit the payment to the landlord within 15 business days or face a penalty.

## Eligibility, Prioritization & Eligible Uses

- Eligibility
  - Income must be below 80% AMI.
  - Risk of experiencing homelessness or housing instability.
  - Experienced financial hardships due, directly or indirectly, to COVID-19.
  - No proof of citizenship or immigration status required.
- Prioritization to those most at risk of eviction and impacted by COVID-19.
- Eligible uses to include rental arrears, prospective rent, utility arrears, and other housing related services.



# How and where to apply: HousingIsKey.com

The screenshot shows the top portion of the HousingIsKey.com website. At the top left is the CA.GOV logo with social media icons for home, Facebook, and Twitter. To the right are links for 'Select Language', 'Settings', and accessibility. Below this is the 'HOUSING IS KEY' logo and a search bar. A dark blue navigation bar contains the following items: 'CA COVID-19 RENT RELIEF', 'Apply Now', 'Program Overview', 'Get Help', 'Resources', and 'Local Governments/Tribes'. Below the navigation bar is an orange banner with the text: 'Qualifying renters and landlords are now eligible for 100% of rent and utilities owed.' At the bottom of the banner are six language options, each with a house icon and text in its respective language: 'CA COVID-19 RENT RELIEF', 'AYUDA CON LA RENTA DE COVID-19 DE CALIFORNIA', '加州新冠病毒 租房援助', '가주 코로나-19 임대료 지원', 'Chương trình trợ giúp thuê nhà trong đại dịch Covid-19 của California', and 'COVID-19 PALUWAGAN SA RENTA SA CA'.

## Need help with unpaid rent or utilities?

The CA COVID-19 Rent Relief program provides financial assistance for unpaid and/or future rent and utilities to income-eligible California renters and their landlords who have been impacted by COVID-19.

Both renters and landlords can apply for assistance.

Depending on the address of your rental property, you may be eligible for a local program. Click [Apply Now](#) to determine which program is right for you.

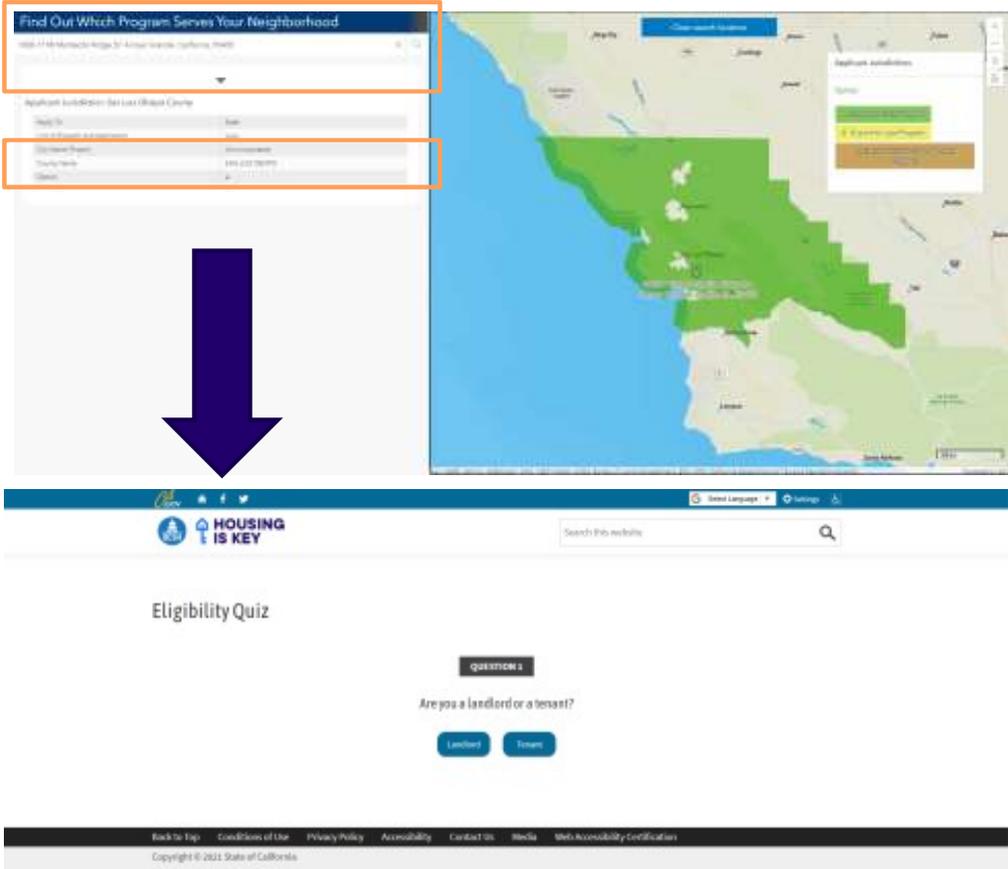


[APPLY NOW](#)

Have you already started an application? [Click here to continue](#) or refer to the email you received when you started your application.

# Checking Unique Addresses

- GIS Map to enter address and check program option:  
<https://www.arcgis.com/apps/instant/lookup/index.html?appid=f32435102af34d24a7420ffc432a33a6>
- Also accessible via the Pre-Application Eligibility Quiz
- Designed as a “no wrong door” system. The state program will re-direct an applicant to either state or the correct local program website, depending on where they live.



# State Program Pre-Application Checklist: What Information Do Tenants and Landlords Need to Apply?

## RENTERS:

**ONE** of the following:

- Your 2020 Tax Return
- 2020 W2 and 1099G if you were unemployed
- Current pay stubs
- Proof of participation in a state or federal subsidy program such as CalFresh or CalWORKS (your 2020 or 2021 acceptance or renewal letter is preferred).

**AND** — IF YOU ARE APPLYING FOR HELP WITH UTILITY BILLS:

- Utility invoices or statements for any unpaid utility, water, trash, and internet bills after April 1, 2020.

## LANDLORDS:

**ONE** of the following:

-  Lease or rental agreement reflecting renter's name, residence address, and monthly rent due
- Rent ledger or rent statement showing the balance of unpaid rent from April 1, 2020
- W-9 (for tax purposes)

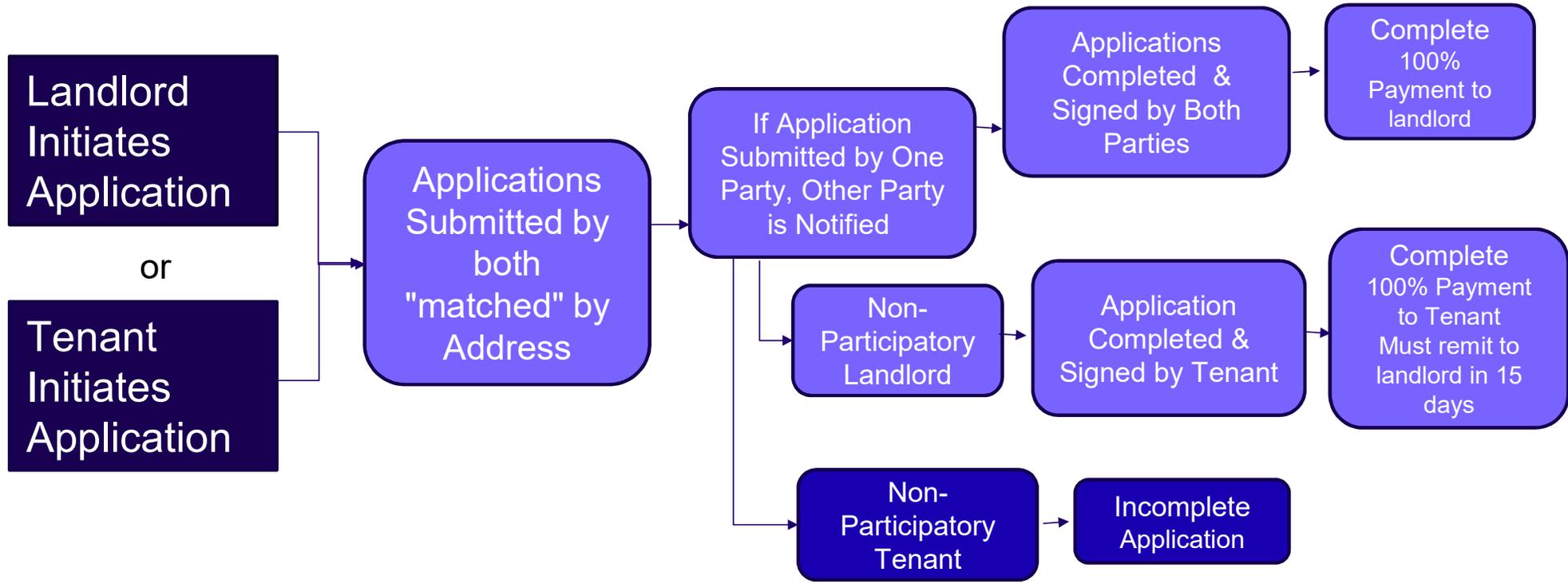
The Application is designed to give flexibility in HOW a tenant or landlord can meet these requirements.

The Pre-Application Checklist lists recommended documents, but an Applicant may also work with a Case Manager to find alternatives if necessary.



# State Program: How Does the Application Process Work?

- Landlords and Tenants May Both Apply



## Program Improvements

- New simplified application
  - Uptick in applications submitted
  - Less time to complete
  - Quicker to review
- Website fully translated in six languages
- Easier to navigate website



**It just got easier to apply for rent and utility relief!**

- ✓ Simplified questions
- ✓ Fewer documents to upload
- ✓ Takes less time to complete

Check eligibility and apply at [HousingIsKey.com](https://HousingIsKey.com)  
or call 833-430-2122.

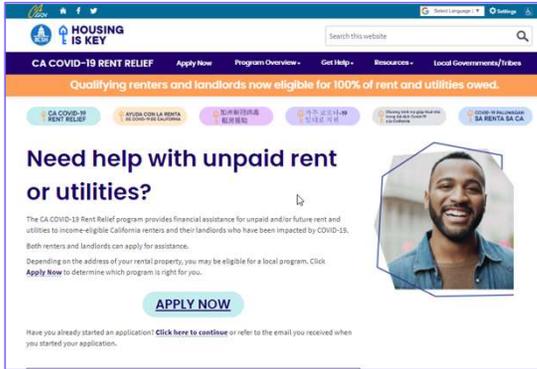
 

# How is the State Communicating with Landlords and Tenants?

- **Housing is Key Covid 19 Rent Relief communications and education campaign**
  - Statewide multilingual program awareness, eligibility and access.
  - Partnered with Urban Footprint to use eviction risk indices and focus paid advertising toward communities with higher eligibility rates.
- **Local Partner Network (LPN)**
  - Managed by state partner LISC, a national CDFI with a large CA presence.
  - +/- 100 organizations within Option A and Option C jurisdictions.
  - Ground effort via paid and unpaid partnerships to increase awareness and support access to the program.
- **United Way 211**
  - 211 Call capability for multilingual basic information on the program.
  - 211-211 “Rent” SMS/Text functionality across the state for basic program information.



Excerpt from Program Flyer



Landing Page

# New Landlord Obligations October 1, 2021 – March 31, 2022

*CCP Part 3, Title 3, Chapter 6 (commencing with Section 1179.08)*

## AB 832 Overview

- Extends same tenant and property owner protection provisions provided by AB 3088 and SB 91 until September 30, 2021.
- Implements a modified process for unlawful detainer actions based on nonpayment of rent between October 1, 2021, and March 31, 2022.
- Updates and expands the state's Emergency Rental Assistance Program.



# AB 832 Temporary Court Process

- After September 30, 2021, a modified civil procedure will be in effect from October 1, 2021, until March 31, 2022.
- Key Components are:
  - End of the state eviction protections
  - Return to 3-day “Pay or Quit” Notices
  - Requires landlords to apply for rental assistance before proceeding with unlawful detainer



## End of the State's Eviction Protections

- Tenants can no longer submit a “Declaration of Covid-19 Related Financial Distress” in lieu of paying rent
- Tenants who did not pay 25% of their total rent due between Sept 1, 2020 and Sept 30, 2021 by September 30<sup>th</sup> may be evicted for failure to pay their rent
- Most pre-AB 3088 eviction laws go back into effect

## Quick Reference: Links & Phone Numbers

- COVID 19 Rent Relief Call Center: 1-833-430-2122
- Local Partner Appointment Center: 1-833-687-0967
- Address Look Up: which program serves where you live – <https://www.arcgis.com/apps/instant/lookup/index.html?appid=f32435102af34d24a7420ffc432a33a6>
- Rent Relief Program Stats Dashboard – [https://housing.ca.gov/covid\\_rr/dashboard.html](https://housing.ca.gov/covid_rr/dashboard.html)
- Local Partner Organization Look Up – [https://housing.ca.gov/covid\\_rr/get\\_help.html#lpn](https://housing.ca.gov/covid_rr/get_help.html#lpn)

## Questions / Comments?

Landlord / Tenant / AB 832 Information  
[Housingiskey.com](https://www.housingiskey.com)

Facebook/Twitter: @HousingIsKey



# 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](mailto:EconomicDevelopment@ceo.lacounty.gov)

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

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