



COUNTY OF LOS ANGELES

COVID Rental Property Owner Roundtable

PUBLIC MEETING • OCTOBER 21, 2021

Agenda

I. Welcome (CEO)

II. Policy/Program Updates

- County's Eviction Moratorium and COVID Renter Protections (DCBA)
- CA COVID-19 Rent Relief Program (CA-HCD)

III. Public Comment

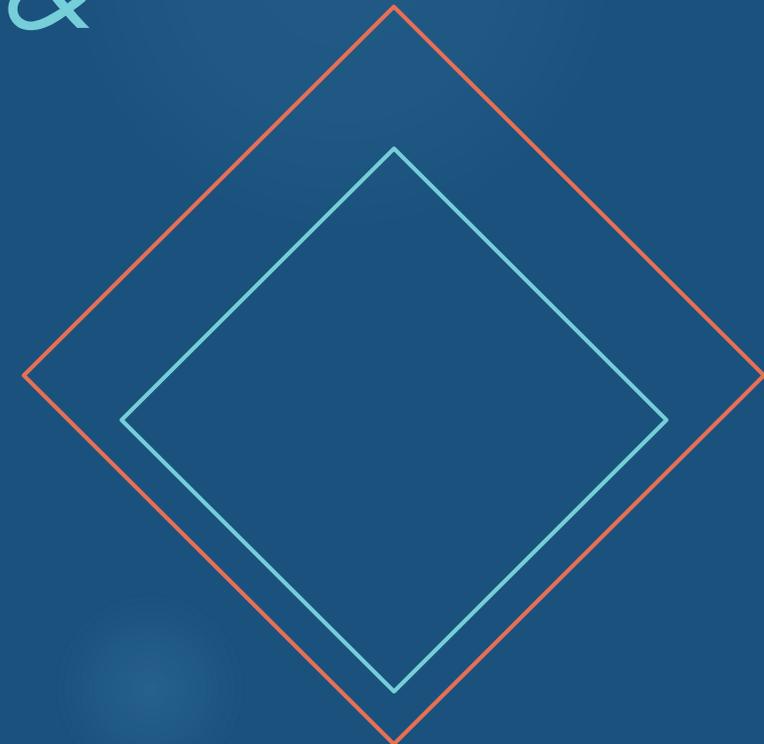
IV. Meeting Schedule

The LA County COVID-19 Tenant Protections Resolution: *Overview & Updates*

OCTOBER 21, 2021



LOS ANGELES COUNTY
CONSUMER &
BUSINESS AFFAIRS



LA County COVID-19 Tenant Protections Resolution

➤ 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 protections apply to unincorporated areas and all incorporated cities within the County

➤ How long does it last?

The protections are effective March 4, 2020, to **January 31, 2022**, 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.

Can a Landlord Evict a Tenant to move into a Property?

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, mobilehome space, condominium unit, and/or two unit(s) in a duplex, or triplex home under certain conditions:

- The Landlord purchased the home or unit on or before **June 30, 2021**;
- The Landlord intends to use the home or unit 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 home or unit 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 or unit 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 home or unit, 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 Did the Extension on September 28 Include?

Extension of Protection Period

- Protections extended locally through **January 31, 2022**

Renaming of Ordinance

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

Expand Owner & Family Member move-ins to include duplexes and triplexes

- Allow an Owner or their Family Member to occupy **two** units if the owner owns **100 %** of the duplex or triplex;
- Owner must first seek to occupy a **vacant unit** on the property (triplex), and if no such unit is available, displace the most recently occupied unit.

Repayment of Unpaid Rent: Residential Tenants

March 4, 2020 – September 30, 2020

- Tenants are protected from eviction 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 – September 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 September 30, 2021
- Tenants must start paying full rent on **October 1, 2021**
- Rent Relief applications will remain open **until funding runs out**
- Rental debt recoverable in small claims court starting **November 1, 2021**

Repayment of Unpaid Rent: Commercial Tenants

March 4, 2020 – January 31, 2022:

- 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.

LA County Rent Registry

The Los Angeles County Rent Registry is a new online service portal where property owners can register rental properties, submit rental information, and pay annual rent registration fees as required by the County's Rent Stabilization Ordinance and Mobilehome Rent Stabilization Ordinance

- The Rent Registry launched on **October 1, 2021**
- For initial registration period, **all** property owners in unincorporated LA County must register, even if the property is currently not occupied by a tenant, but you may qualify for an exemption
- If you're not a landlord, let us know to process exemption
- Landlords and renters will also be able to file and submit documentation and request rent adjustments and pass-throughs using registry
- Property owners who register their properties by **January 1, 2022**, will have their registration fee waived through September 30, 2022

LA County Rent Registry Cont.

- Each year, a letter will be sent to the Mailing Address on file for each property
- Will include PIN which is needed to register a property on the registry
- A copy of the FAQ also included with the Notification Letter



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Housing & Tenant Protections

Important! New Requirement for Rental Property Owners

August 12, 2021

Jane Doe
12345 DCBA Way,
Los Angeles, CA 90012

Dear Property Owner,

Pursuant to Los Angeles County Code Sections 8.52.080 and 8.57.080, **property owners must register their rental units and/or mobilehome spaces** annually and report any changes to the Department of Consumer & Business Affairs. Please refer to the *Frequently Asked Questions* on the following page for more information on this requirement.

Beginning October 1, 2021, property owners and managers can access the County's online rent registry to submit the required information using the unique PIN below. *Please note: registration fees will be waived for properties registered by January 1, 2022.*

Rent Registry Website: rentregistry.dcba.lacounty.gov

Use the Assessor's Parcel Number (APN) and unique PIN combination below to add the property to your account:

Property Address	APN	PIN
12345 DCBA Way, Los Angeles, CA 90012	0005555555	54321

Registration Fees:

Submission Date	Registration Fee	Late Fee
On or before January 1, 2022	FREE	None
January 2, 2022 through September 30, 2022	\$90 for Fully Covered Units \$30 for Just Cause Only Units	None
After October 1, 2022	\$90 for Fully Covered Unit \$30 for Just Cause Only Units	10%

If you have any questions, please contact us:

- ☎ (800) 593-8222
- ✉ RentRegistry@dcba.lacounty.gov
- 📍 320 West Temple Street Room G-10
Los Angeles, CA, 90012
Attention: Rent Stabilization Program

Thank you,
Los Angeles County Department of Consumer & Business Affairs, Rent Stabilization Program



rent.lacounty.gov
rent@dcba.lacounty.gov

320 W. Temple St., Room G-10, Los Angeles CA, 90012-2708
(833) 223-7368 • Fax: (213) 687-1137

LA County Rent Registry FAQ



- When is registration due?
- I'm not a landlord, why did I receive a notification to register my property?
- What type of rental properties are exempt from the registration fees?
- What happens if I don't register?

When is registration due?

- ▶ Registration is due on **September 30** of each calendar year
 - ▶ Fees are due when registering
- ▶ **NOTE:**
 - ▶ No fees due if properties/units are registered by **January 1, 2022**
 - ▶ No fees required for exempt properties

I'm not a landlord. Why did I receive a notification to register my property?



- ▶ Mailer sent to *all* owners in unincorporated LA County
- ▶ Owner-occupied properties/units are not required to register on an annual basis unless there is a change in the status of the property
- ▶ Not a landlord? No problem!
 - ▶ Email us the information on the letter you received to RentRegistry@dcba.lacounty.gov

What types of rental properties are exempt from registration fees?

Some examples of property/unit types not required to pay a registration fee include:

- ▶ Owner-occupied
- ▶ Vacant units
- ▶ Government owned & operated
- ▶ And more

For a complete list of exemptions, contact DCBA

What happens if I don't register?

- Failure to register rental properties and pay the annual registration fees by **September 30** may result in penalties and late fees
- Those not current on fees will also not be able to increase rent or pass-through costs to their tenant(s).

Questions? Contact Us:

 (800) 593-8222

 rent@dcba.lacounty.gov

 RENT.LACOUNTY.GOV



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CA COVID-19
RENT RELIEF

State of California's COVID-19 Rent Relief Program

October 21, 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 135 organizations in our Local Partner Network with “boots on the ground” to assist people in their communities.
- As of 10/19, close to \$900 million in rental assistance and utilities assistance has been paid to 75,864 households.

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

Visit 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 (for a maximum of 18 months)
 - 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 an accessibility icon. Below this is the 'HOUSING IS KEY' logo with a search bar containing the text 'Search this website'. 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 screenshot are six language selection buttons: '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](#)

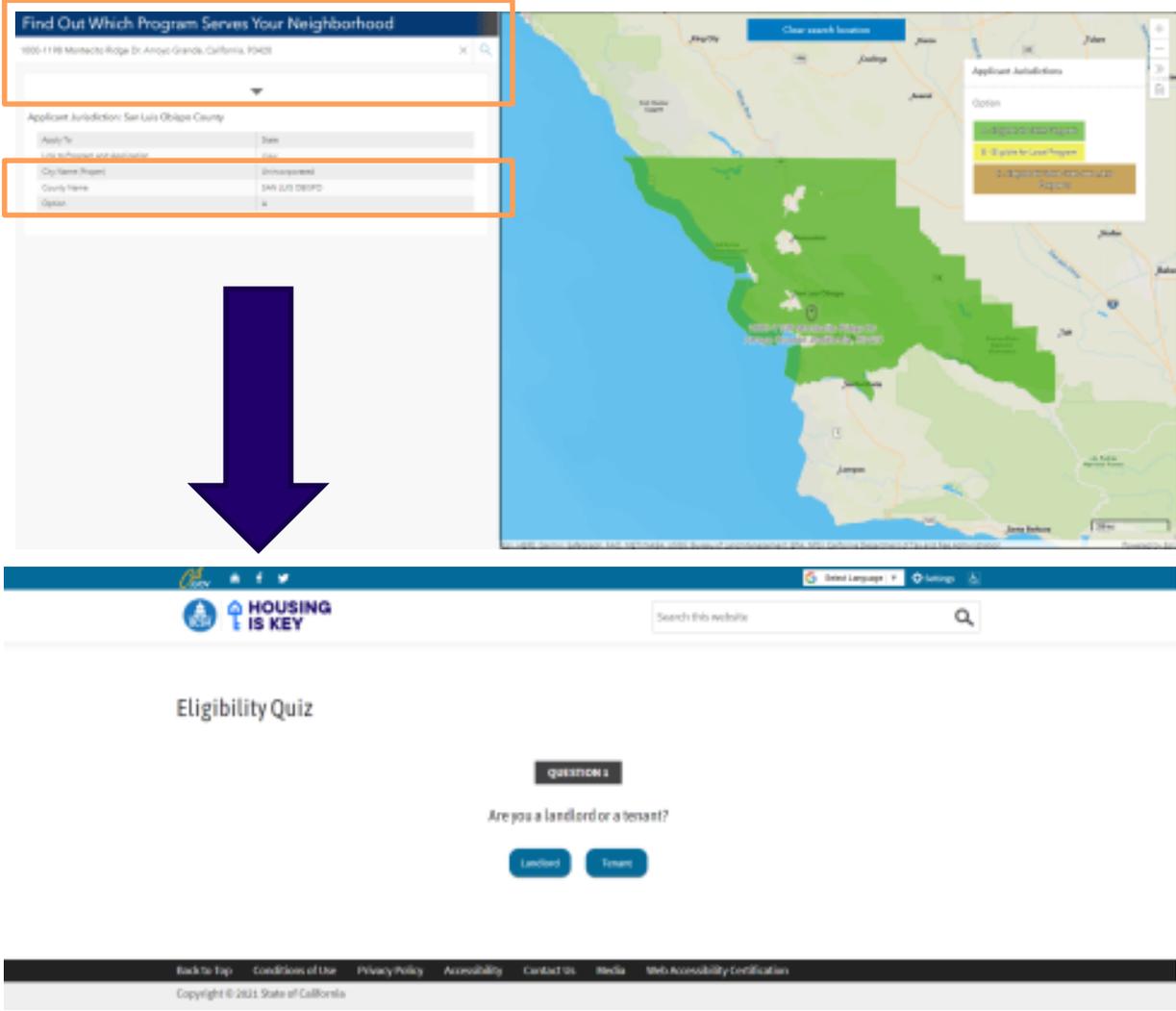
Have you already started an application? [Click here to continue](#) or refer to the email you received when you started your application.



**CA COVID-19
RENT RELIEF**

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)

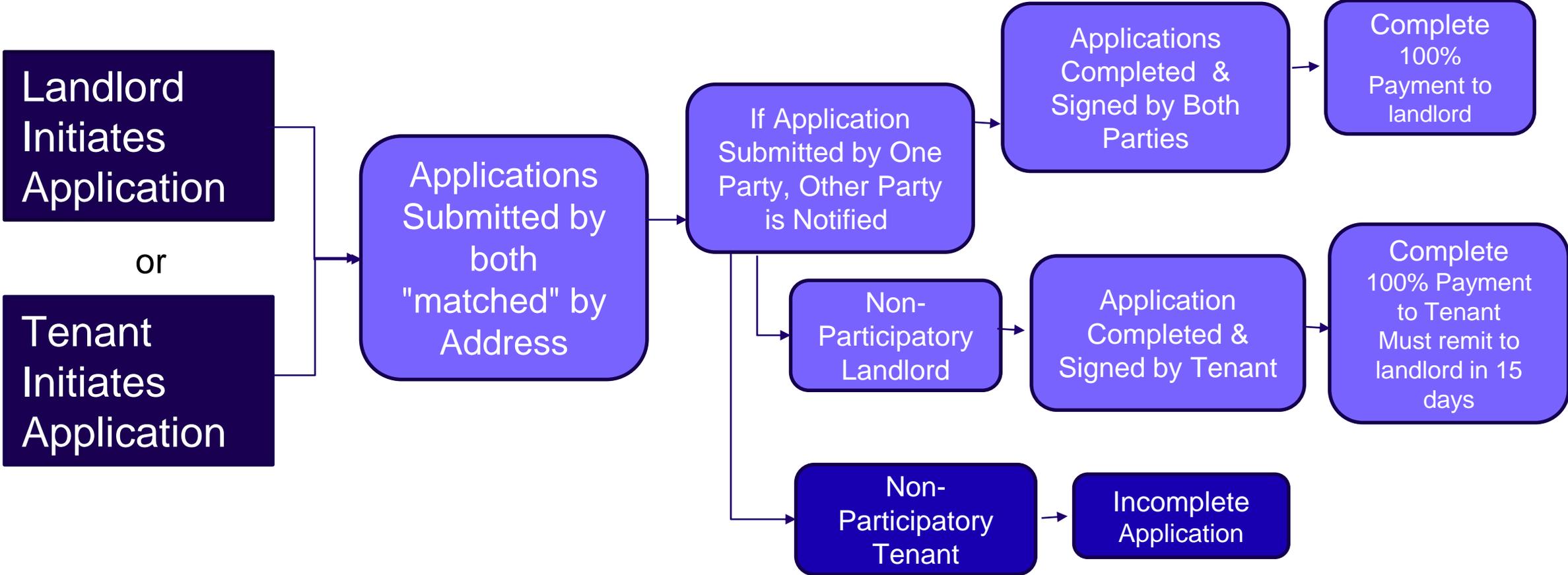
The Application is designed to give flexibility in HOW a tenant or landlord can meet these requirements.

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 or call 833-430-2122.

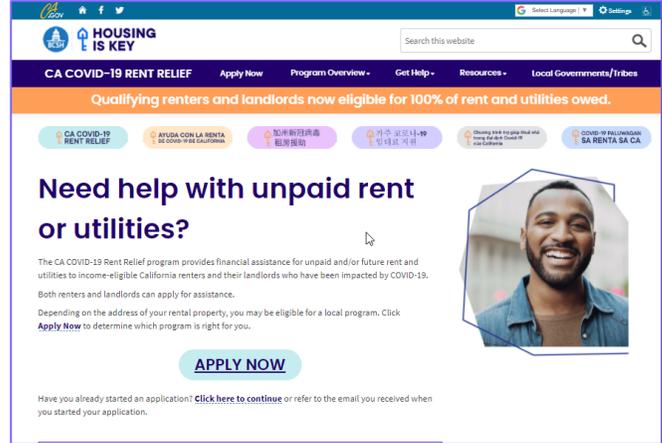
 

How is the State Communicating with Landlords and Tenants?

- **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 30th 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
- Local Partner Organization Look Up – https://housing.ca.gov/covid_rr/get_help.html#lpn

Questions / Comments?

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

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)