

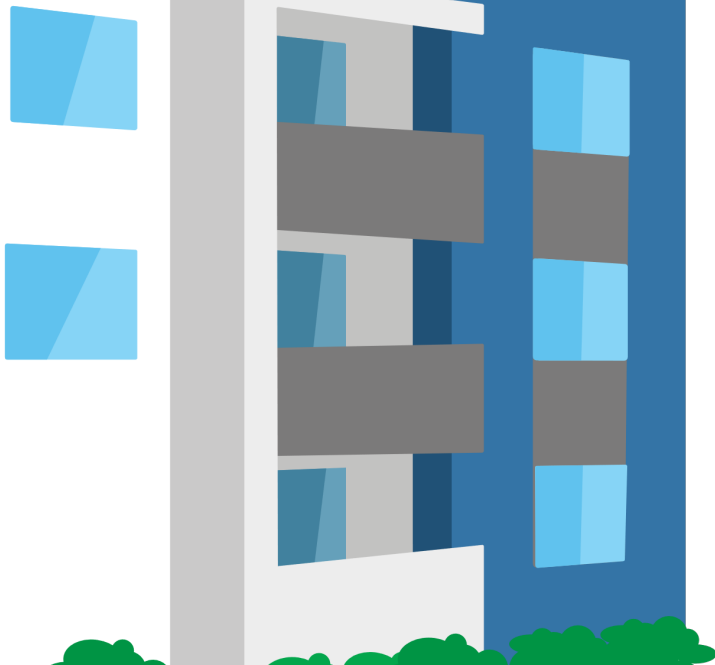


Housing

San José Eviction Moratorium Webinar

March 24, 2020

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Housing Department



Health and Safety



**Housing stability and
eviction protections**



**Minimize
homelessness**



**Public Health and
Safety**



Background

- 🏠 **January 30, 2020:** World Health Organization declared COVID-19 a Public Health Emergency of International Concern
- 🏠 **February 10, 2020:** Santa Clara County announced a local health emergency
- 🏠 **March 11, 2020:** World Health Organization declared outbreak a pandemic
- 🏠 **March 16, 2020:** Santa Clara County declares “shelter in place” order
- 🏠 **March 20, 2020:** Governor Gavin Newsom declares statewide “shelter in place” order



Council Direction

On March 17, 2020, City Council approved:

🏠 **Resolution**

🏠 **Ordinance**

🏠 **Companion Urgency Ordinance**

providing eviction protection for renters for 30 days



Landlord Provide Notice to Tenants

Require landlords to:


- 🏠 Provide a copy of the Eviction Moratorium Notice to all affected tenants by COVID-19
- 🏠 Provide information on homeless prevention
- 🏠 Provide a copy of the eviction notice to the Housing Department



Tenant Form to Demonstrate Reduced Income Due to COVID-19

Require Tenants to:

- ▶ Notify landlord that tenant's income has been reduced substantially due to COVID-19
- ▶ Provide documentation of impact
- ▶ Be responsible for past due rent



NOTIFICATION TO LANDLORD OF EVICTION PROTECTION DUE TO COVID-19

The City of San José enacted an eviction moratorium that took effect March 18, 2020. The moratorium stops residential evictions for nonpayment of rent when a tenant's income has been substantially impacted by COVID-19. The moratorium runs through April 17, 2020, and the City of San José may extend it beyond that date.

If a landlord initiates an eviction for nonpayment of rent during the moratorium, the tenant should notify the landlord of her/his intention to stop the eviction. The City recommends tenants notify their landlords immediately upon receiving a landlord's Notice of Termination. The City also recommends notifications be made by email or in writing, and tenants keep copies of the notifications. The following is an example of a notification:

My name is John Doe. I live at 123 Main Street, apt 45, in San José. I intend to seek protection against eviction for nonpayment of rent under the San José eviction moratorium. My income has been impacted substantially due to COVID-19.

TENANT IS ENCOURAGED TO COMPLETE THE SECTION BELOW AS SOON AS POSSIBLE AND PROVIDE IT TO THEIR LANDLORD NO LATER THAN WHEN SERVED WITH AN UNLAWFUL DETAINER.

Tenant should keep a copy of this form.

An unlawful detainer is a legal demand from a landlord, or a landlord's attorney, for a tenant to move out of a rental unit.

Tenant Information

First Name					Last Name					
San José					CA					
Street Address			City		State		Zipcode		Unit #	

COVID-19 IMPACT: My income has been substantially impacted by COVID-19 due to the following (select one):


Job loss
 Missing work to care for a child due to school closure
 Reduction of hours
 State or local emergency action that prevents me from working
 Other: _____

DOCUMENTATION: I am providing the following documentation of my substantial loss of income (select all that apply):

Letter from employer citing COVID-19 as a reason for reduced work hours or termination
 Paycheck stubs from before and after the COVID-19 outbreak
 Bank statements showing financial situation before and after the outbreak
 Other proof of substantial loss of income: _____

Documentation for items selected above is attached: Yes No

Tenant Signature: _____ Date: _____


 San José Housing Department • Rent Stabilization Program
 200 E. Santa Clara St. 12th Floor, San José, CA 95113 • 408-975-4480 • www.sjhousing.org/rent • RSP@sanjoseca.gov



Payment of Rent

- 🏠 Prevents evictions for affected COVID-19 tenants
- 🏠 Does not address payment of rent



Timeline

- 🏠 **Urgency Ordinance** effective **March 18, 2020** through **April 17, 2020**
- 🏠 **Resolution** activates the urgency ordinance immediately
- 🏠 Companion **Ordinance** second reading on **April 7, 2020** and effective 30 days later on **May 7, 2020**



More Information on Website

More information can be found on
sanjoseca.gov/evictionmoratorium

- 🏠 Overview on Eviction Moratorium for tenants and landlords
- 🏠 Urgency Ordinance & Resolution
- 🏠 Required Notice to Tenants / Fact Sheet
- 🏠 Form to help tenants document reduced income



Financial Assistance for Affected Families

To qualify for financial assistance, a household must meet 3 criteria:

- 🏠 Resident of Santa Clara County
- 🏠 Household income must be less than 80% of the average median income
- 🏠 Have a documented loss of income related to COVID-19 impacts due to health, employment, or school/child care closures
- 🏠 How to apply:
 - Online: sacredheartcs.org/covid19
 - By Phone: **408-780-9134**
 - In-person: *Appointments can also be arranged by calling the hotline.*
 - More information: sacredheartcs.org/covid19



Proposed Santa Clara County Ordinance

- 🏠 Santa Clara Board of Trustees will consider an ordinance today
- 🏠 Would apply to San José residents





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Questions?

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RSP@sanjoseca.gov

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