



*Housing*

# Webinar on recent State Eviction Protections & Moratorium on Rent Increases for Tenants Financially Impacted by COVID-19

February 17, 2021

**Welcome! The webinar will begin at 11 AM.**

To sign up for updates, please email

[RSP@sanjoseca.gov](mailto:RSP@sanjoseca.gov).



*Housing*

# Webinar on recent State Eviction Protections & Moratorium on Rent Increases for Tenants Financially Impacted by COVID-19

February 17, 2021

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Division Manager

Housing Department



# State Covid-19 Tenant Relief Act SB 91

**Expiration date** Extended to June 30, 2021

**Basic Requirements** Tenants must pay 25% of rent from September 1, 2020 until June 30, 2021 and sign a declaration of financial distress

**Prohibits** Property owners from charging late fees on COVID-19 rental debt if tenant has given a Declaration

**Non-Retaliation** Adds penalties against property owners who take action such as a tenant lock out or utility shut offs



# State Eviction Protections Extended

**Property Owner Obligation** On or before February 28, 2021, property owners must provide notice to tenants

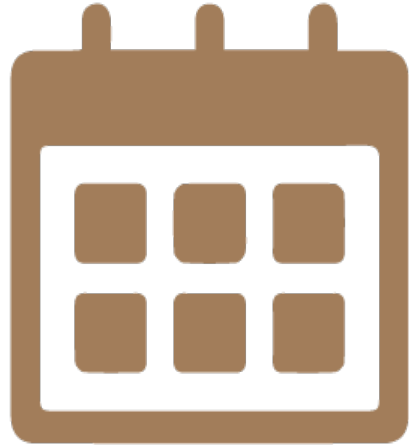
**Funding for property owners** Up to 80% of unpaid tenant debt may be available

**Target Priority** Tenants below 50% of area median income (AMI)

**Funding Availability** State will be working with local jurisdictions



# 2021 City's Moratorium on Rent Increases



Effective  
February 2, 2021  
through  
June 30, 2021



ARO tenants,  
mobilehome  
residents  
& owners



Tenant provides  
signed Declaration  
of COVID-19  
Financial Distress



# 2021 Moratorium on Rent Increases

**Applies to Rent Increases beginning** March 1, 2021

**Months not Covered** January 1, 2021 to February 2021 Rental payments not covered by Moratorium

**Declaration Form** Tenants impacted financial COVID-19 may use City or State Declaration Form. Property owners do not need to submit signed Declaration forms to the City.



# Protection Provisions for Property Owners



Prohibits filings of Tenant Petitions based on Service Reductions for closed common areas



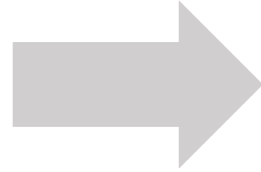
Late fees shall not accrue for failure to pay Apartment Rent Ordinance



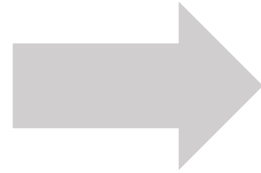
Waiver of Building Permit Application Fees related to repair or maintenance



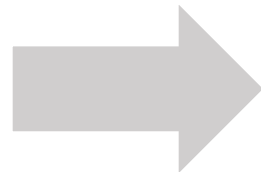
# City Action Offers Unique Protection



**No Federal Moratorium on Rent Increases**



**No State Moratorium on Rent Increases**



**February 2, 2021 to June 30, 2021**





# State and Federal Rental Assistance

- City and County partnership to administer funding
- Distribution through Community Based Organizations
- Priority to pay property owners back rent for qualifying tenants

City of San José	Santa Clara County	State of California
\$30.38 million in Federal Funding	\$26.9 Million in Federal Funding	\$1.5 Billion with: <ul style="list-style-type: none"> <li>• \$32 Million reserved for City</li> <li>• \$28 Million reserved for County</li> </ul>



# Contact the Rent Stabilization Program

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Questions or comments to staff at:

- [RSP@sanjoseca.gov](mailto:RSP@sanjoseca.gov) or
- (408)975-4480

