

REVISED LEGISLATIVE DIGEST
(Amended in Committee, 10/05/2020)

[Administrative Code - COVID-19 Rent Resolution and Relief Fund]

Ordinance amending the Administrative Code to establish the COVID-19 Rent Resolution and Relief Fund, to provide financial support to landlords whose tenants have been unable to pay rent due to the COVID-19 pandemic.

Existing Law

The City does not currently have a program to award grants to residential landlords whose tenants have been unable to pay rent due to the COVID-19 pandemic.

Amendments to Current Law

The proposed ordinance would create a fund, to be known as the COVID-19 Rent Resolution and Relief Fund, from which the City could provide financial support to residential landlords who have agreed to waive back rent for tenants who were unable to pay their rent during the COVID-19 emergency. If a landlord waived a tenant's rent, the landlord could apply to the City for a grant from the Fund equal to 50% of the amount waived, up to \$3,000 per unit per month. Landlords with 10 or fewer units could get grants for up to 65% of the amount waived, without regard to the \$3,000 cap.

The Mayor's Office of Housing and Community Development (MOHCD) would be in charge of administering the Fund. MOHCD could require that a landlord must agree to remain in the rental housing business for at least 5 years as a condition of accepting a grant.

The Board of Supervisors would still need to appropriate money into the Fund. If the appropriated funds are not enough to cover all claims, MOHCD could prioritize small landlords (those with 10 or fewer units) who are facing hardship due to their tenants' inability to pay rent. MOHCD could continue making grants until March 31, 2023. Any monies in the Fund that MOHCD that have not been expended by that date would be reallocated to other back rent payment and eviction prevention programs.

Background

This version of the legislative digest reflects amendments made on October 5, 2020.

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