

REVISED LEGISLATIVE DIGEST
(Amended in Committee - 3/23/2022)

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

Ordinance amending the Administrative Code to revise the COVID-19 Rent Resolution and Relief Fund to allow for direct assistance to low-income tenants (in addition to existing authority to provide direct assistance to their landlords), allow for grants to nonprofit, community based organizations to administer rent relief from the Fund, and remove certain restrictions on the provision of rent relief from the Fund, while authorizing the Mayor’s Office of Housing and Community Development to develop rules governing such rent relief; and to extend the use of the Fund for COVID-19 related purposes from March 31, 2023 to June 30, 2023.

Existing Law

The COVID-19 Rent Resolution and Relief Fund (the “Fund”) is currently established under Administrative Code 10.100-51.1 to provide rent relief to tenants who are unable to pay due to the COVID-19 pandemic. The Fund is administered by the Mayor’s Office of Housing and Community Development (“MOHCD”) and is used to provide grants to landlords who have agreed to waive back rent that became due during the COVID-19 state of emergency. Grants are limited to 50% of the rent that a landlord has waived, up to \$3,000 per unit per month, but in the case of small landlords facing hardship, the grant may exceed \$3,000 per month and may cover up to 65% of the rent that the landlord has waived. Landlords applying for a grant are required to satisfy eligibility requirements under Administrative Code 10.100.51.1, and priority is given to small landlords facing hardship. MOHCD may award grants to landlords until March 31, 2023, and thereafter may use the Fund for other back rent payment assistance or eviction prevention programs.

Amendments to Current Law

The Proposed Legislation amends the Administrative Code as follows:

- a) allows MOHCD to provide direct financial assistance to tenants, in addition to landlords, or deliver such financial assistance by providing grants to community-based, nonprofit organization to provide such financial assistance to tenants;
- b) to receive financial assistance, tenants must have demonstrated: (1) household income is no greater than 80% of area median income (low income); (2) financial hardship during or due to the COVID-19 pandemic; and (3) risk of homelessness or housing instability;

c) requires MOHCD to establish rules for additional eligibility criteria, prioritization, and the amount of financial assistance;

d) eliminates restrictions on the amount of financial assistance and other eligibility criteria for receiving financial assistance; and

c) extends the use of the Fund for COVID-19 related rent relief from March 31, 2023, to June 30, 2023.

Background Information

The Proposed Legislation substitutes legislation introduced on June 29, 2021, at a regular meeting of the Board of Supervisors.

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