

LEGISLATIVE DIGEST

[Administrative Code - Extension Of Temporary Tenant Protections Due To COVID-19]

Ordinance amending the Administrative Code to extend the COVID-19 based limit on residential evictions, which allows evictions only if based on the non-payment of rent or violence or health and safety issues, from June 30, 2021, to September 30, 2021.

Existing Law

In response to the COVID-19 pandemic, the Mayor issued an emergency order in 2020 that prohibited residential evictions unless necessary due to violence, threats of violence, or health and safety issues, or where the eviction is subject to the Ellis Act. The order applied to units covered by the City's just cause rules (Admin. Code Ch. 37), as well as units that are normally exempt from those rules on the basis that the rent is controlled or regulated by the City (e.g., units controlled or regulated by the Mayor's Office of Housing and Community Development and/or the Department of Homelessness and Supportive Housing).

The City later adopted Ordinance No. 216-20 to extend these protections through March 31, 2021, and then adopted Ordinance No. 29-21 to extend these protections through June 30, 2021. The extensions did not apply to evictions based on the non-payment of rent that came due between March 1, 2020 and June 30, 2021, as non-payment evictions based on rent that came due during those months are subject to separate state and local rules.

Amendments to Current Law

The proposed ordinance would extend the protections of Ordinance No. 216-20 through September 30, 2021.

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