

Budget and Appropriation

Hearing: Small Business and Commercial Tenant
COVID-19 Relief and Rental Assistance

Small Business Relief Update

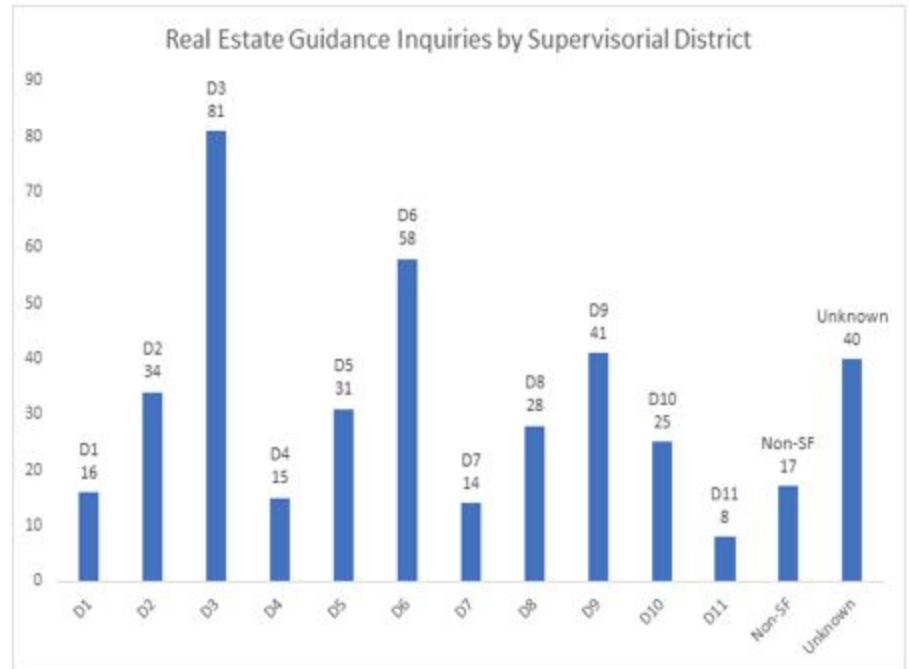
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OSB Business Assistance Center

Data Period:
March 1, 2020 – April 30, 2021

- Administered the emergency service frontline assistance for small business
 - OSB - email and phone listed on OEWD COVID-19 website
- 7532 businesses assisted
- 10 – COVID tags used to track businesses needs
 - Real Estate Guidance – 408 request for assistance
 - ❖ Assist in negotiating reduce rent exiting a lease
 - ❖ Commercial Eviction Moratorium responses directed or cc to Commercial.Evictions@sfgov.org
 - ❖ Negotiating renewal of lease during COVID.



Survey – SBC and SF State Economics Department



- 582 survey responses.

Do you own or lease the building/s in which your business is located?

	Freq.	Percent
Lease	450	77
Not replied	69	11
Own	63	10
Total	582	100

Have you missed any lease payments?

	Freq.	Percent
No	224	38
Yes	214	36
Not Applicable	63	10
No Reply	81	13
Total	582	100

Have the **terms in your lease been renegotiated** during this time?

	Freq.	Percent
No, no rent negotiation offered	223	38
Yes, Rent has decreased in lease renewal	133	22
No Reply	94	16
No, no contact with landlord	41	7
Not Applicable	63	10
Yes, Rent has increased in lease renewal	28	4
Total	582	100

Small Business Commission Recommendations

Local Relief - Economic Recovery Task Force



- Expand the commercial eviction moratorium through the end of the calendar year.
- Connect small business owners with free or low-cost legal services who can advise on lease negotiation.
- The City should incentivize property owners to abate rent owed during SIP for their commercial tenants. An example: allow property owners to deduct from their gross receipts the amount of rent waived or reduced.

\$52.8 M COVID City Relief Grants & Loans

\$52.8 million in loan and grant programs to support **3,000+** small businesses.

*\$46.3 million investments can be used towards rent relief

Awarded or Closed \$28M

- \$2.5M** Small Business Resiliency Fund *
- \$1.1M** Neighborhood Mini-Grants and Women's Mini-Grants (Repurposed)*
- \$2.9M** SF Shines for Reopening (Repurposed)
- \$12M** Hardship Emergency Loan Program (SF HELP)*
- \$6.3M** African-American Revolving Loan Fund *
- \$3.2M** Latino Small Business Fund*

Upcoming/Underway \$24.8M

- \$10.9M** SF Relief Grants - UNDER REVIEW*
- \$300k** Application Assistance - AVAILABLE
- \$3M** SF Venue Fund - UNDER REVIEW*
- \$1M** Victims of Property Crime- UPCOMING
- \$2.3M** Shared Spaces- UPCOMING
- \$7.3M** Loan Fund- UPCOMING*

COVID State and Federal Relief Grants

Over **\$6.1 billion** in loan and grant PPP/ EIDL programs to support **63,555 SF** small businesses

Awarded or Closed

Federal Funds

- Paycheck Protection Program (PPP) (Closed May 31)
- SBA Restaurant Relief Program (Closed)

State Funds

- CA Relief Grant (Closed)

Open/Upcoming

Federal Funds (SBA.gov)

- EIDL - SBA disaster loan - accepting applications until 12/2021 (Open)
- Shuttered Venue Operators (Open)

State Funds (CaLoanFund.org)

- California Rebuilding Loan Fund - State loan (Open)
- CA Relief Grant (Anticipated)

Scaling Lease Negotiation and Legal Services

Doubling investment to \$1 million to serve over 300 clients annually

➤ **Facilitate Access to Information
Education and Referrals**



➤ **Mediation and Lease Negotiation**



➤ **Legal Services**

- **Currently 200, scaling to over 300**



New and Potential Interventions

Coordinated Response

- City Website and Departmental Focus

Slowing the Process of Eviction

- Mediation Before Evictions
- Commercial Eviction Protections Ordinance
- Court Backlog

Enabling Landlords to Negotiate

- Financial Relief
- Mortgage Renegotiation
- Celebrating landlords who are supporting small business tenants
- Cost Trade Off of Vacancy

Questions?