



Housing

Report on Eviction Moratorium

September 28, 2021

Item: 8.2

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AB 832 and Housing Departments Efforts

- **Local pre-emption until April 1, 2022**
- **Tenant's responsibilities starting October 1, 2021** - must pay current rent on time or apply for rental assistance to be protected
- **Property owners' recovery of unpaid COVID-19 rent debt** through Small Claims
- **City's launch of two permanent Eviction Help Center locations** to help residents with rental applications and pop-ups



AB 1847 Legal Services Trust Fund Commission

Funds:

- Legal services, education and outreach for tenants
- Grants for services to prevent eviction and displacement to households earning at or less than 80% of the AMI
- 15% administrative cap

Governor has until October 10th to take action – sign or veto



Existing Legal Services Initiatives

Legal services at Eviction Help Center Franklin McKinley

- Contract began July 1
- Law Foundation has already started services
- Scope includes 1) eviction prevention legal services consultations and 2) outreach and education.

City and County Partnership

- Preparation for the potential "surge" in evictions
- Funding: City (70%) and County (30%)



Tenant Right to Counsel

- Program aimed at providing tenants with free legal assistance to reduce displacement through evictions.
- Included in the Community Strategy to End Displacement
- Staff included supporting the creation of a Housing Collaborative Court - County Court does not support
- Explore a right to counsel program



Tenant Right to Counsel

- Tenant protections are enforced by the Courts
 - Ensure tenants apply for rental assistance
 - Ensure courts do not proceed while an application is pending
 - Address situation where landlord refused to accept assistance
- Eight cities provide these programs: NYC, SF, Newark, Philadelphia, Boulder, Baltimore, Cleveland, Seattle
 - NYC – 86% of tenants remained in their home
 - SF – 67% of tenants remained in their home
 - Newark study - \$3.4 million cost/saved \$9.4 million



Eviction Help Center Locations

- Franklin-McKinley School District and City Hall
- Staffed with two managers, five housing navigators and a staff administrator position
- Funded by the American Rescue Plan





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