



Housing

Adoption of 2021 COVID-19 Residential Eviction Moratorium for Tenants Financially Impacted by COVID-19

January 26, 2021
Item 8.3

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Current & **Proposed** Eviction Moratoriums



9/4/2020 ➤ **March 31, 2021**
Federal



1/31/2021 ➤ **June 30, 2021**
State



8/31/2020 ➤ **June 30, 2021**
County



State Action SB 91

- Must pass Legislature & signed by Governor
- Tenants required to pay 25% rent through June 30, 2021
- Federal funding for up to 80% of unpaid tenant debt will be available to landlords
- Priority for low-income renters below 50% of area median income (AMI) for rental assistance



San José's Eviction Moratorium



**Prohibits no-cause
& nonpayment of
rent evictions**



**Protects impacted
residential tenants
& mobilehome
residents**



**Allows 1 year rent
repayment period**



Timeline

- 🏠 **Urgency Ordinance** effective **February 1, 2021.**
- 🏠 **Companion Ordinance** second reading on **February 9, 2021** and effective 30 days later on **March 11, 2021.**
- 🏠 If State passes AB 91 or another law that preempts local moratoria, the Ordinance will terminate.





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