



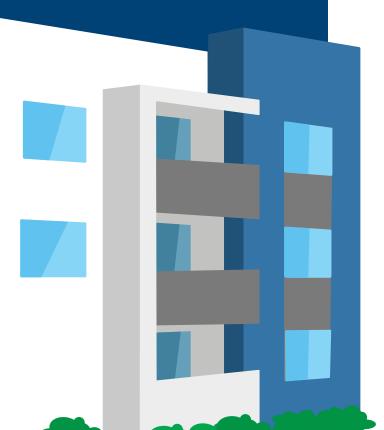


September 28, 2021

Item: 8.2

**Jacky Morales-Ferrand** Director **Housing Department** 

Rachel VanderVeen **Deputy Director Housing Department**  **Christopher Alexander Deputy City Attorney** 





## **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 10<sup>th</sup> 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



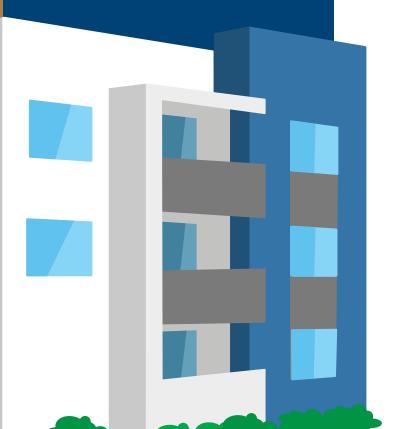


## **Eviction Help Center Locations**

- 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







## **Report on Eviction Moratorium**

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