

# EXTENSION OF UNPAID RENT REPAYMENT PERIOD DURING RESIDENTIAL EVICTION MORATORIUM RELATED TO COVID-19



COMMUNITY DEVELOPMENT DEPARTMENT  
HOUSING SERVICES DIVISION  
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## TIMELINE OF EVENTS IMPACTING CITY EVICTION MORATORIUM

- March 1, 2020 – Alameda County Health Office declares public health emergency due to COVID-19
- March 4, 2020 – Governor Newsom proclaimed state of emergency
- March 16, 2020 – City Council declared local emergency
- March 23, 2020 – City Council adopts urgency ordinance establishing residential & commercial eviction moratorium due to nonpayment of rent for tenants related to income loss from COVID-19
- February 6, 2023 – City Council to consider extension of unpaid rent payments for one year related to the eviction moratorium (1<sup>st</sup> reading)
- February 21, 2023 - City Council to consider termination of local state of emergency on February 28, to coincide with end of State of California state of emergency.

# City Eviction Moratorium

- Covered residential and commercial renters, and mobilehome/RV owners
- Prohibited evictions due to nonpayment of rent related to COVID-19
- Upon expiration of the moratorium, tenants and mobilehome owners have a maximum of 180 days to repay unpaid rent that accumulated due to income loss related to the COVID-19 emergency.

*Note: City Council ended eviction moratorium for commercial renters in Fall 2021*

# Alameda County Eviction Moratorium

- Adopted in 2020 and covered unincorporated and incorporated cities, including San Leandro
- Broader application than City's eviction moratorium
  - *Prohibited evictions of any kind except due to government enforcement (e.g., red tag), owner move in (Ellis Act) & 3) imminent health or safety concern*
  - *Required repayment of late rent within 12 months of when rent was due, not from end of the moratorium*
  - *Back due rent is consumer debt and may not be used as basis for eviction*

# Tonight's Proposed Ordinance to Extend Unpaid Rent Repayment Period

- Impacts of COVID-19 pandemic lasted longer than originally anticipated
- For renters, repaying the entirety of the accumulated rent within 180 days will cause severe financial hardship that is exacerbated by ongoing high inflation
- City has received high call volume from tenants in recent years on eviction moratorium, rental assistance need, and tenant/landlord issues
- Staff recommends adoption of the Ordinance tonight that:
  - *readopts the existing eviction moratorium as a regular ordinance*
  - *extends the time period for tenants and mobile homeowners to repay unpaid rent during the moratorium to one year.*

## Existing City Renter Assistance Programs

- Tenant-landlord counseling and legal aid services
  - *Annual City funding to nonprofits Centro Legal de la Raza & ECHO Housing to administer this program*
- Tenant Relocation Assistance Ordinance
- Mobilehome Rental Stabilization Ordinance
- Rent Review Board Program

*Note: In 2020, the City created an Emergency Rental Assistance Program with over \$1.1 million in federal COVID-19 funding (CDBG-CV). ERAP provided grants to 148 renters to assist with unpaid rent and utilities. San Leandro also had the second highest number of residents who received County emergency rental assistance due to COVID-19 impacts.*