

California COVID-19 Tenant Relief Act

EMERGENCY RENTAL ASSISTANCE PROGRAM

- Available for households with incomes at or below 80 percent of Area Median Income, with a priority on helping households at or below 50 percent of Area Median Income as well as households unemployed for the preceding 90 days at the time of application.
- Landlords can choose to accept 80 percent of any unpaid rent owed from April 1, 2020, through March 31, 2021. If a landlord accepts this funding, the landlord agrees to forgive the remaining unpaid rent for that covered period.
- If a landlord chooses not to participate, the tenant can still apply for relief valued at 25 percent of unpaid back rent they owe for the covered period.
- Qualified tenants will also be able to access funds to cover 25 percent of prospective rent for the months of April, May, and June of 2021, subject to funding availability.

Number of Persons in Household:		1	2	3	4	5	6	7	8
Los Angeles County Area Median Income: \$77,300	Extremely Low	23700	27050	30450	33800	36550	39250	41950	44650
	Very Low Income	39450	45050	50700	56300	60850	65350	69850	74350
	Low Income	63100	72100	81100	90100	97350	104550	111750	118950
	Median Income	54100	61850	69550	77300	83500	89650	95850	102050
	Moderate Income	64900	74200	83500	92750	100150	107600	115000	122450

PROTECT TENANTS IMPACTED BY COVID-19

- Limiting public disclosure of eviction cases involving nonpayment of rent between March 4, 2020 and June 30, 2021.
- Protects low-income tenants from landlords assigning or selling their rental debt to a third-party debt collector.
- “Pay or Quit” Notice period for nonpayment of rent extended from 3 to 15 days.
- Protects tenants from being evicted for “just cause” if landlord is shown to be really evicting the tenant for COVID-19 related nonpayment of rent.
- Landlord may not charge late fees for nonpayment of rent between March 1, 2020 and June 30, 2021 to tenants who have attested they are experiencing a COVID-19-related hardship.
- Require landlords to notify all tenants who owe back rent about the availability of their rights and the rental assistance program via an informational notice by February 28, 2021.

PROTECT PROPERTY OWNERS IMPACTED BY COVID-19

- Provides extended consumer protections for requests of mortgage forbearance for homeowners impacted by COVID-19 until September 1, 2021.

NOW TAKING APPLICATIONS

To apply, please visit https://housing.ca.gov/covid_rr/index.html

Additional FAQ's:

<https://housing.ca.gov/faqs.html>