

MEMO

To: City of Cupertino
Legislative Review Committee

From: Townsend Public Affairs, Inc.

Date: May 22, 2020

Subject: Consider adopting a position on SB 1410 (Gonzalez) – COVID-19 Emergency Rental Assistance Program

Summary

SB 1410 would establish the COVID-19 Emergency Rental Assistance Program, to be administered by the Department of Housing and Community Development. The purpose of the program would be to provide rent relief for those that can demonstrate they were impacted by COVID-19.

The COVID-19 Emergency Rental Assistance Program would provide rental assistance payments for households that demonstrate an inability to pay all, or part, of the household's rent due between April 1, 2020 and December 31, 2020, due to COVID-19 or a response to COVID-19. In order to participate in the program, the owner of the dwelling unit must consent to participate in the program.

SB 1410 would require the Department of Housing and Community Development to develop processes and guidelines for the program. The bill would require each payment under the program to an owner to equal at least 80% of the amount of rent owed by the household to the owner. The bill would prohibit the rental assistance provided by the program from covering more than seven months of a household's missed or insufficient rent payments.

The bill would also prohibit an owner who participates in the program from increasing the gross rental rate for the dwelling unit between the date that the owner consents to participate in the program and December 31, 2020. Additionally, the bill would prohibit an owner from charging, or attempting to collect, a late fee for any rent repayment due between April 1, 2020 and December 31, 2020.

SB 1410 would provide funding to assist with the repayment of past due rent for renters that have been impacted by COVID-19. In order to participate in the program, a landlord must consent to participate, as well as extend certain protections to renters to prevent the imposition of late fees or raising the rent.

Status

SB 1410 has been referred to the Senate Housing Committee and is scheduled to be heard on May 26th.

Support

The support for SB 1410 is unknown at this time.

Opposition

The opposition for SB 1410 is unknown at this time.

Recommended Action

Adopt a support position for Senate Bill 1410 (Gonzalez) – COVID-19 Emergency Rental Assistance Program and authorize the Mayor to send a letter of support to the State Legislature.