



CITY of BRISBANE

Affordable Housing Subcommittee Update

Tuesday, November 3rd, 2020 at 12:30 PM

Suggested City Program

Eligibility

- 1) Income at 80% or lower of AMI prior to pandemic based on 2019 tax return
 - a. We might want to have this be higher up to 100% of AMI
 - b. We might want people who have fallen into this category due to the pandemic be eligible
- 2) Show impact of COVID-19 on Income
 - a. Notification of job loss/termination during pandemic
 - b. Notification of furlough during pandemic
 - c. Notification or employer signed form confirming reduction in hours
 - d. Application for or approval of Unemployment Insurance benefits
 - e. Notarized affidavit signed that includes the name of the household member who is self-employed, the name and nature of the business, and narrative confirming economic impact on self-employment during pandemic
- 3) Live in Brisbane
- 4) Not related to landlord
- 5) Have signed Rental Agreement
- 6) Have accumulated rent past due
- 7) Not receiving other COVID-19 related COVID assistance
 - a. We might want to waive this to provide people with maximum amount of assistance

Grants

- 1) Up to 80% of rent for 3 months.
 - a. The number of months or the percent may be different
- 2) Payments to Landlord.
 - a. Landlord needs to forgive the balance

Application Process

- 1) Can apply only once
- 2) Applications taken for a 10 day period for each month the City is in a declared emergency
 - a. Or we might want to do this as a one-time process. The downside of doing it only once is different households might be impacted at different times

Background Information

California

- Can't be evicted before 2/1/2021
 - COVID related hardship between March 4 – 1/20/21
 - If can't pay between 9/1/20 and 1/31/21
 - Must pay 25 of rent due to avoid eviction

San Mateo County

- Small Property Owner Assistance – Property Owners apply
 - 2 week application
 - Landlord must live in San Mateo county and lease property within County, earned income less than \$400,000
 - Rental unit must not exceed 2020 HUD Fair Market threshold for San Mateo County
 - Studio - \$2,197
 - 1-Bedroom - \$2,720
 - 2-Bedroom - \$3,339
 - 3-Bedroom - \$4,365
 - 4-Bedroom - \$4,657
 - Demonstrated losses between April 1, and August 31, 2020
 - Grant up to 80% of rent owed to a maximum of \$6,000
 - Examples
 - \$5,000 owed Landlord receives \$4,000 all \$5,000 forgiven
 - \$7,500 owed Landlord receives \$6,000 all \$7,500 forgiven
 - \$10,000 owed Landlord receives \$6,000 \$7,500 forgiven renter still owes \$2,500
- Menlo Park
 - \$100,000
 - Administered by Samaritan House
- Housing Industry Foundation
 - Grant up to \$2,500 for people who can't make rent due to "no-fault" of renter.
 - Medical costs, injury, temporary loss of income, unanticipated expenses, or victim of a crime

Other areas

- Santa Clara
 - Reside in Santa Clara
 - Accumulated past due rent since April 2020
 - Household income does not exceed 80% of Area Median Income
 - Needed to qualify
 - 2019 Tax return (if self-employed)
 - Bank statements from June – September
 - Pay stubs June – September
 - Two proof of residency
 - Unemployment benefit statement if applicable
 - Copy of most recent lease agreement
 - Amount of assistance 85% of the Actual Rent or Fair Market rent
 - \$1,577 - \$7,240 depending on number of bedrooms
- San Diego
 - Provide one-time payment of up to \$4,000 – paid directly to landlord
 - San Diego address
 - Household income in January 2020 was at or below of 60% of San Diego Area Median Income (AMI)
 - Not currently receiving rental subsidies

- Not a tenant of the San Diego Housing Commission
- Household does not have savings to meet financial needs
- Household as eligible immigration status
- Household experiencing hardship directly related by COVID-19
- Priority given to
 - Families with minor children
 - Household with at least one person 62 or older
- Santa Rosa
 - Household income at or below 60% of the Area Median Income
 - Loss or decrease in wages due to COVID-19 pandemic
 - At least one member of the household who is a documented U.S. citizen
 - Up to \$12,000 per household
- San Marcos
 - Funded through CDBG
 - Up to \$10,000 per household
 - Income requirement no more than 80 of AMI
 - Up to 6 months of partial or full rent
 - Were current prior to March 16 ,2020
 - Not related to the property owner
- Temecula (Through a Riverside County program)
 - Applications open every month for a 10 day period
 - Up to \$3,500 to cover past rent (April – November)
 - Lease Agreement
 - Documented COVID-19 related financial impact
 - Can only apply once per household
 - Landlord receives payment
 - Rent cannot exceed 150% of Fair Market Rent
- Downey
 - Reside in Downey
 - Household Income does not exceed Moderate Income level
 - Impacted by COVID-19 on or after April 1, 2020
 - Current residential lease agreement
 - Confirmed rental balance
 - Paid to Landlord
 - Up to 1 month of rent
 - How to document loss of income
 - Notification of job loss/termination during pandemic
 - Notification of furlough during pandemic
 - Notification or employer signed form confirming reduction in hours
 - Application for or approval of Unemployment Insurance benefits
 - Notarized affidavit signed that includes the name of the household member who is self-employed, the name and nature of the business, and narrative confirming economic impact on self-employment during pandemic