



RENT ASSISTANCE AND COVID-19 RENTAL LAWS

**Richmond Rent Program
Workshop Webinar**

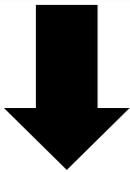
Quick Overview of Rent Control and Eviction Protections in Richmond

PURPOSE OF THE RENT ORDINANCE

- **Housing Stability** for renters that is similar to the housing stability enjoyed by homeowners on fixed term mortgages. Housing stability is achieved through:
 - Limited Annual Rent Increases
 - Just Cause Eviction Protections
- **Healthy housing**
 - Tenants can petition the Rent Board to reduce the rent due to a reduction in habitability, space or services incentivizing Landlords to provide housing that is in compliance with local and state health and safety housing codes (CC 1941.1)
- **A Fair Return for Landlords**
 - Landlords can petition the Rent Board to increase the rent above the MAR if they can demonstrate that their expenses and income have not kept up with cost-of-living (CPI)

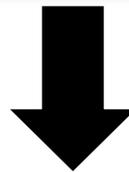
Which properties are covered by the Richmond Rent Ordinance?

Fully Covered
("Controlled Rental
Units"): Rent Control
and Just Cause Eviction
Protections



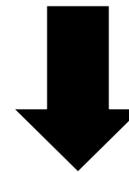
- ✓ Multi-Unit properties built before February 1, 1995

Partially Covered:
Only Just Cause
Eviction Protections
(Not Rent-Controlled)



- ✓ Subsidized Units/
Section 8 Tenancies
- ✓ Properties with one
dwelling unit on one
parcel
- ✓ Condominiums
- ✓ "New Construction" or
post Feb. 1 of 1995
permitted construction

Fully Exempt: Not
Rent-Controlled and
no Just Cause for
Eviction requirements



- ✓ Where Landlord and
Tenant share kitchen and
or bath
- ✓ Single family homes
where a small second unit
was added w/permits and
the main house is owner-
occupied.
- ✓ Senior Living Facilities⁴

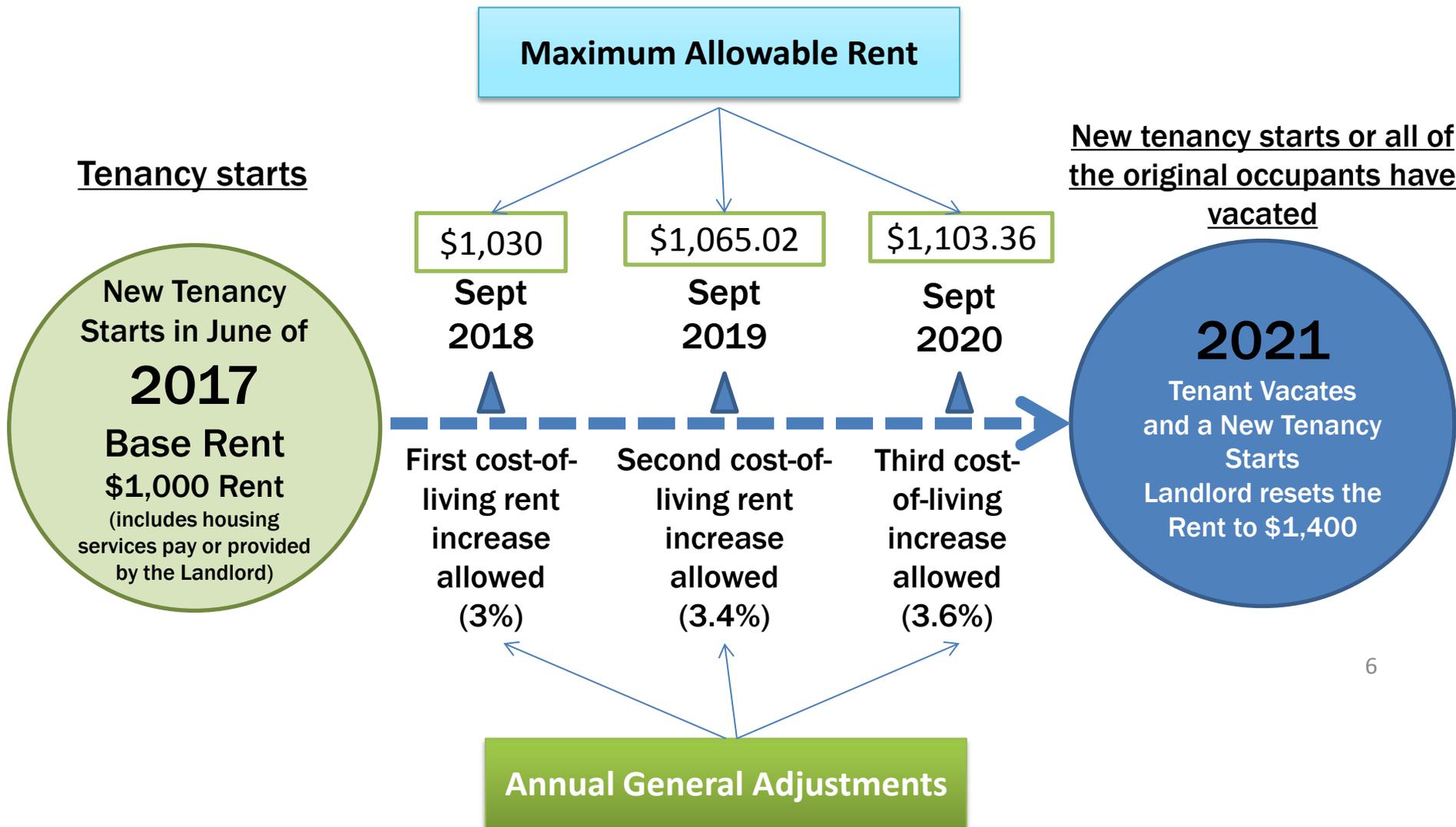
The Eight “Just Causes” for Eviction in Richmond:

Residential tenants can only be evicted for one of the following “Just Causes” (termination notice must state the applicable just cause):

1. **Failure to Pay Rent** (after having been served a 3-day notice to pay or quit)
2. **Breach of Lease** (if a tenant continues to violate the lease after being warned in writing to cease the violation(s))
3. **Nuisance** (if a tenant continues to cause a nuisance after being warned in writing to cease causing the nuisance)
4. **Failure to Give Access** (if a tenant continues to deny a landlord lawful entry per Civil Code 1954, after receiving a written warning to cease denying lawful entry)
5. **Temporarily Vacate in Order to Undertake Substantial Repairs***
6. **Owner Move-In***
7. **Withdrawal from Rental Market***
8. **Temporary Tenancy** (applies to single family homes and condos for up to 12 months)

****Relocation Payment required – See Relocation Ordinance established by the City Council (RMC 11.102)***

How does Rent Stabilization work in Richmond?



Key Landlord Requirements of the Richmond Rent Ordinance:

Enrollment of Rental Properties and Registration of Tenancies (if applicable)

Landlords of all Rental Units must enroll their rental properties with the Rent Program. Landlords of rent-controlled units must also register their tenancies.

File Notices with the Rent Program

Landlords of all Rental Units must file a copy of any Notice of Termination of Tenancy and Proof of Service with the Rent Program within two business days after service on the Tenant.

Pay the Rental Housing Fee and provide Tenants with the Rent Program Brochure

Landlords of rent-controlled units must file a copy of any Rent Increase Notice and Proof of Service with the Rent Program within 10 business days after service on the Tenant.

All Landlords must pay the Residential Rental Housing Fee and provide Tenants with a copy of the Rent Program Brochure at the onset of the tenancy and with each notice of a rent increase.

Services Provided by the Rent Program:

- Comprehensive counseling on the Rent Ordinance, Relocation Ordinance, and applicable State law
- Informal and formal mediation services
- Referrals to community legal service providers
- Targeted outreach to Tenants and Landlords who serve or have been served with eviction notice
- Administration of the Rent Adjustment Petition process
- Monthly Community Education Workshops
- Facilitating monthly meetings of the Richmond Rent Board
- Billing and collection of the Rental Housing Fee



Overview of COVID-19 Local and State Laws

CITY OF RICHMOND URGENCY ORDINANCE 02-21

- On March 23, 2021, the **Richmond City Council** adopted Urgency Ordinance No. 02-21 ("Eviction Moratorium") establishing a temporary moratorium on certain evictions of residential tenants in Richmond through the Local Emergency and sixty (60) days thereafter.
- During the local emergency and continuing for sixty days after the end of the local emergency, landlords are prohibited from evicting tenants in most circumstances, except for the following:

CITY OF RICHMOND URGENCY ORDINANCE 02-21 (CONT'D)

- A nuisance that poses an imminent health or safety threat.
- The tenant has failed to pay rent that came due between March 1, 2020, and June 30, 2021, pursuant to the [COVID-19 Tenant Relief Act](#).
- The termination is to remove the residential real property from the rental market ([Ellis Act](#)), but only authorized by Government Code section 7060 et seq., and following the requirements of the [Chapter 5, Richmond Rent Board Regulations](#).

Contra Costa County Urgency Ordinance 2021-20

- Prohibits “no fault” evictions.
 - Except for Owner Move In evictions, for imminent threats to health or safety, and Ellis Act (removal from the rental market) evictions.
- Prohibits evictions where tenant allows an unauthorized occupant to live in the dwelling unit, if the occupant is a member of the tenant’s immediate family living in the dwelling unit and the occupant moved in as a result of the COVID-19 pandemic.
- Prohibits residential rent increases for fully rent-controlled units in Richmond.
- These prohibitions are currently applicable through September 30, 2021.

The COVID-19 Tenant Relief Act

- On or about June 28, 2021, the California Legislature passed AB-832, part of which extended the State’s eviction moratorium, otherwise known as the “COVID-19 Tenant Relief Act.” (“CTRA” or “the Act”).
- Mainly deals with nonpayment of rent and provides both landlords and tenants specific instructions and requirements on how to deal with nonpayment of rent during the COVID-19 pandemic.
- The following applies only to residential notices of termination of tenancy for nonpayment of rent served anytime between March 1, 2020, and September 30, 2021 (“Covered Period”):
 - Must be a 15-day notice, excluding weekends and judicial holidays.
 - Must contain an unsigned copy of a declaration of Covid-19 related financial distress, with verbatim language provided by the state.
 - At the very least, must be in the same language the lease was negotiated (English, Spanish, etc.)
 - Must specify the amount owed and apportion it by month based on the day it became due.
 - Must contain specific **verbatim** language from the CTRA

Overview of Rent Assistance Resources

Rent Assistance Resources

In response to COVID-19 pandemic and its economic fallout, many local organizations in Richmond, California are creating or expanding rental assistance programs to support individuals and families impacted by the pandemic.

Visit our website at www.richmondrent.org to access more information on local and state rent resources you may be eligible to apply for.

- California COVID-19 Rent Relief Program
- Richmond Rapid Response Fund
- Richmond Neighborhood Housing Services
- Seasons of Sharing
- Catholic Charities