The purpose of this document is to update you on the recent extension and changes to California's statewide and Contra Costa’s countywide eviction moratorium, and to share resources that can help the communities we serve navigate this new law in the coming months.

It is a \***live document\*** that will be updated as new developments and events/resources come up. *Feel free to copy/paste or use any of the content* in this brief in any way that would be helpful for you to get the word out with the communities you serve via Social Media, Flyers, etc.

\*SPANISH VERSION COMING SOON\*

*\*Note: This document is not intended to serve as legal advice. Consult with an attorney/legal counsel if you are seeking legal help\**

## Upcoming Events & Tenant Resources

(Last Updated 2/5/2021)

**ACCE - SB 91 Know Your Rights Workshop (Eng/Spanish) -** \*RECORDING COMING SOON

* If you are unable to pay rent due to the pandemic, or have questions about your housing situations, this workshop can help!
* [Click here to attend](https://l.facebook.com/l.php?u=https%3A%2F%2Fbit.ly%2FSB91KYR%3Ffbclid%3DIwAR1PHZshNzQe46nw0tJ5Ls4qoNMI9kOvi4a92j0xuRlwhMIzsb1I2FMzc88&h=AT2orBLkcm4Kgm6yZYNzExyO68Xvsul44QmyMNCToZsKpCXX_FlaO8Ugb8rRzNAuQMFGt1SAnR4g3USUs8TF5-ppHRJKFdiBK5wXy-VaX8s--eU1AVdncrc6YQYMDSKDJCvW&__tn__=q&c%5B0%5D=AT1toYHSnzcUSNR6k3MY9n13lyqoUuCE5agnrB5Qpqr47ZeSIE3hU2g-NQXaZ-DQxU7G6JAvEEjTnViG893cAwY3ZN4w6VCBT-Wv0qgA_j6Yn8zynFNhAyPMocPdRaJhLnLFqHDpRYzhZMowOIsAybmR) (Spanish translation provided through ZOOM)

**Bay Area Tenants Rise Up: Stop Evictions & Save Lives** - March 1st @ 6pm via ZOOM

* Contra Costa has the second highest number of evictions during a pandemic (134 total evictions). Join tenants and organizers in a series of training and actions to stop evictions in the Bay Area.
* [Click here to register](https://docs.google.com/forms/d/e/1FAIpQLScH3cM_OiobEvhQtg6ETxxSVvCdWmqgamVpTecRh3Nr5zwYDQ/viewform) (Spanish interpretation provided through ZOOM)

**Monument Impact/EBASE - Tenant Legal Clinics (Eng/Spanish) -** 1st & 3rd Tuesdays, 6-8pm

* Learn and assert your rights as a tenant
* [Click here for information on how to attend](https://monumentimpact.org/wp-content/uploads/2020/11/Tuesday-Tenant-Legal-Clinic.pdf) (Registration is required)

**Rent Relief Funds:**

* **Shelter Inc.**: If you need help with move-in or stay-in rental costs:
	+ [Click here for application](https://shelterinc.org/renthelp/) (also available in Spanish)
* **Monument Impact:** \*Concord Residents Only\*
	+ [Click here for application](https://forms.office.com/Pages/ResponsePage.aspx?id=sFGl61Xzw0SADAWQj5mKQGu4uhqoE1BBoF6VdR53lFhUQTI4Rlc0WUo2SlNSVloyWkE0RTBFNzQyMy4u) (also available in Spanish)

**Tenant Legal Services:**

* **Bay Area Legal Aid (BALA):** free civil legal advice, counsel and representation
	+ Call (510) 250-5270 x925
	+ Legal Advice Line Hours are Monday & Thursday from 9:30am-3:00pm, and Tuesday and Wednesday from 9:30am until 1:00pm
* **Centro Legal de la Raza:**
	+ Text at (510) 738-3906 or email at tenantsrights@centrolegal.org

## Overview of SB 91

On January 29th, Senate Bill 91 (SB 91) was passed, extending many of the same protections that were present under the previous eviction moratorium, AB 3088. More to come as we learn more about the law and how it interacts with Contra Costa County and its cities.

**25% Payment Requirement Extended**

The new law still requires tenants to pay 25% of total rent owed between September 1st, 2020-June 30th, 2021 to their landlord by June 30th, 2021 (this date was extended from the original Jan. 31st deadline) to be protected from eviction due to lack of payment of rent.

* Tenants cannot be evicted for nonpayment of rent that became due between March 1, 2020 and August 31, 2020 if you return a declaration of COVID-19-related financial distress to your landlord. The landlord is required to provide you with this form, and you have 15 days to return it.
* Pay-or-quit or Eviction notices must still allow a minimum of 15 days (up from 3 days, pre-pandemic). ***If you receive an eviction notice, or your landlord tells you they are going to evict you, we strongly recommend you seek legal help. (contact Bay Area Legal Aid and Centro Legal\*) \*coming soon***
* You cannot be evicted for nonpayment of rent that became due between September 1, 2020 and June 30, 2021 if you return a declaration of COVID-19-related financial distress to your landlord and pay 25 percent of rent due during that period by June 30, 2021. ***You must provide a separate? declaration for every month*** that you cannot pay due to the effects of COVID-19.

**Rent Relief**

A large-scale Rental Assistance program is in the process of being rolled out statewide that will distribute state and federal rental assistance funds. More to come as this develops in Contra Costa but below is a brief overview:

* **Option 1 - 80/20 Deal:** Landlords will have the option to apply and receive up to 80% of a tenant’s unpaid rent from April 1st, 2020 to March 31st, 2021. If they accept these funds, they must forgive the tenant’s remaining 20% unpaid rent.
* **Option 2 - Tenant Relief:** If a landlord does not want to participate in Option 1, the tenant can apply for relief but will only receive 25% of their unpaid rent (to aid them in reaching the 25% payment threshold in order to remain housed).

## Contra Costa Moratorium

On February 2nd, Contra Costa Board of Supervisors extended to June 30th, 2021 (from Jan. 31st) their moratorium on “No Fault” Evictions and Rent Increases.

**Moratorium on Rent Increases & late fees**

* **Residential units** (Applies to properties exempt from AB 1482):
	+ Rent increases **cannot exceed 10%**. A maximum of 2 rent increases, the total of which are within the 10% cap, are allowed over a 12-month period.
	+ If a unit is vacant, the landlord can increase the rent beyond the 10% cap (which may create a problematic incentive to evict)
* **Commercial properties**: Through March 31, 2021, a landlord **may not charge or collect a late fee for unpaid rent due** from a commercial real property tenant who demonstrated loss of income or out-of pocket medical expenses as required under this ordinance.

**Moratorium on Evictions**

* Contra Costa residents can’t be evicted:
	+ For having “unauthorized tenants” dwelling in property if they are immediate family members of tenant
* For lack of payment of rent (ifproper documentation is submitted per SB 91)
* For a “no fault” reason

**Evictions are still allowed in Contra Costa County:**

* **Public health hazard:** The termination is necessary to protect the landlord’s health or safety or any other tenant’s health or safety.
* **Owner move-in:** The termination is necessary where the owner or a member of the landlord’s immediate family intends to occupy the residential real property.
* **Removing rental property from market:** The termination is to remove the residential real property from the rental market, but only when authorized by Government Code section 7060 et seq

Should you have any questions about this document, please feel free to contact Hector Malvido (hmalvido@richmondcf.org) from the Ensuring Opportunity Campaign to End Poverty.