

## CalRHA Legislative Update



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### BUDGET/EVICTION MORATORIUM UPDATE

The last several weeks have been filled with intense negotiations on the eviction moratorium extension, which was set to expire on June 30th. At the end of June, the Governor and Democrat Legislative Leaders came to an agreement which was passed and signed by the Governor on June 28th. Details of the deal include:

- **AB 832** increases the value of the reimbursement the state's emergency rental assistance program provides to now cover 100 percent of past-due and prospective rent payments, as well as utility bills for income-qualified tenants. This will be streamlined and there will not be a need to reapply.
- **SB 91** eviction moratorium is extended until September 30th.
- The 25% rent required by the tenant is now due by September 30th.
- If a landlord doesn't cooperate on rent assistance, then tenants can get 100% of the rent assistance, but tenants have to sign under penalty of perjury that they will use it to pay their rent.
- Landlords can now get 100% of rent assistance if an income-qualified tenant has moved and rent is in arrears (Covid-related).
- Includes preemption of local ordinances, which will cover through March 2022.
- If a tenant did not apply for rent assistance, but the landlord has, you can proceed with the eviction process beginning October 1.
- On October 1st, you can give a three day notice, indicate that you applied for rent assistance, and then there will be 20-day time period to check on rent assistance.

August 2021

### POLITICAL/LEGISLATIVE UPDATE

The date for the recall election of Governor Newsom has been set for September 14th. Ballots are expected to land in mailboxes by mid-August.

The Legislature will be coming back from their summer recess on Monday, August 16th to finish their work over the course of four weeks. The deadline for bills to pass the Appropriations Committees in the second house is Friday, August 27th. Then there will be two weeks of floor session before the deadline of Friday, September 10th for bills to pass to the Governor's desk. The Governor has until October 10th to sign or veto legislation.



California Governor  
Gavin Newsom

In the midst of this, Governor Newsom's recall election will take place on September 14th. Furthermore, the eviction moratorium is set to expire on September 30, 2021.

CalRHA has defeated the majority of legislation that we were opposing this year. Furthermore, **SB 219** (McGuire), which we supported and deals with the cancellation of property tax penalties and costs, has been signed by the Governor. There are several key pieces of legislation that CalRHA is lobbying and tracking during the end of session. Updates on those bills and their status may be found below. As always, we will continue to keep a close eye on any gut and amend bills that may arise during the end of session, as well.

Political/Legislative Update continued



Assemblymember  
Laura Friedman

**AB 838 (Friedman)** – State Housing Law: enforcement response to complaints of substandard housing and lead hazards.

OPPOSE. Set for a hearing in the Senate Appropriations Committee on Monday, August 16, 2021.



Senator  
Dave Min

**SB 607 (Min)** – Professions and Vocations. Includes the CalRHA requested fix to allow balcony inspectors to do repairs.

SUPPORT. In the Assembly Appropriations Committee.



Assemblymember  
Jesse Gabriel

**AB 1487 (Gabriel)** – Legal Services Trust Fund Commission: Homelessness Prevention Fund: grants, eviction or displacement .

OPPOSE. On the Senate Floor



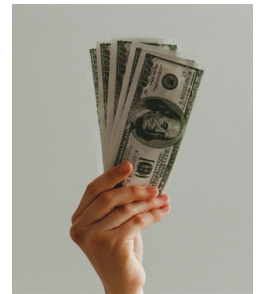
Senator  
Scott Weiner

**SB 10 (Wiener)** – Planning and zoning: housing development: density

SUPPORT. On Assembly Floor

## RENTAL ASSISTANCE UPDATE

The state has increased the approval rate of COVID-19 rent relief, but it still has billions of dollars to spend. As of this month, the state has given out \$241 million in rent relief, but that only amounts to about 24% of the \$1.1 billion in applications.



[Housingiskey.com](https://www.housingiskey.com) is the state's website with information on rent relief and eviction protections. There are many resources, including the forms that landlords should use corresponding to non-payment of rent over various periods, as well as the program and process for applying.