

COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

June 21, 2022

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Board of Supervisors
County of Marin
3501 Civic Center Drive, Suite 329
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SUBJECT: Resolution barring evictions due to impacts from the Public Health Emergency arising from the COVID-19 virus.

Dear Board Members:

RECOMMENDATION: Consider adopting Resolution barring evictions of residential tenants for nonpayment of rent due to the on-going impact of the Public Health Emergency arising from COVID-19.

SUMMARY: To prevent housing displacement due to the significant and on-going impact from the COVID-19 pandemic, the proposed Resolution (Attachment 1) would prevent evictions of residential tenants for nonpayment of rent that are related to loss of income from COVID-19. The State eviction protections are currently scheduled to expire on June 30, 2022. This Resolution would extend the moratorium on evictions for residential tenants in unincorporated Marin effective July 1 through September 30, 2022.

DISCUSSION: The proposed Resolution reestablishes the local eviction moratorium previously adopted by your Board that was superseded by the State Legislature adopting Assembly Bill 2179, Assembly Bill 3088 and Senate Bill 91, set to expire on June 30, 2022. The proposed Resolution would provide stability to the residential renter community in unincorporated Marin County who face on-going impacts from COVID-19, by preventing evictions and late fees for nonpayment of rent due to COVID-19 financial loss. Federal and state rental assistance funding is available through September 30, 2022 to help mitigate the pandemics' financial impacts on Marin County property owners and renters, many of whom have not completely recovered. Extending the eviction moratorium through September 2022 would allow the County and its partners to continue making funds available. The Resolution would apply to unincorporated areas of the County only. If Marin cities and towns choose to protect renters from eviction, separate action would need to be taken.

BACKGROUND: Your Board has taken actions to address the impacts on renters and rental property owners during the pandemic in three significant areas detailed below: eviction protections, legal assistance, and rental assistance.

Eviction Protections: Beginning on March 24, 2020, your Board barred evictions of residential tenants for nonpayment of rent due to the Public Health Emergency arising from COVID-19. Local eviction protections were preempted by similar statewide eviction protections effective through June 30, 2022.

Legal Assistance: On September 15, 2020, your Board authorized an additional \$310,000 to Legal Aid of Marin for legal services to low-income renters regarding rental modification agreements, rental repayment plans, and potential evictions, and \$90,000 in additional support to the District Attorney’s Consumer Protection Unit to provide mediation services to landlords and tenants to help facilitate rental repayment to modification agreements prior to the initiation of eviction proceedings.

Rental Assistance: The Marin County Emergency Rental Assistance program provides rent relief to Marin County landlords and renters who have faced financial hardships due to the COVID-19 pandemic. The program is funded through Federal funds administered through the U.S. Treasury and State Block Grant funds. The program was awarded a total of \$36,414,871 of which \$22,605,930 has been paid out to assist 1,141 households. The remaining balance is \$10,579,493, which will serve the remaining applicants and waiting list. It is anticipated that all of the funds will be spent by September 30, 2022.

CONCLUSION: The impact of the public health emergency arising from COVID-19 continues to have on-going impacts on renters. Staff and the Board Subcommittee, comprised of Supervisors Connolly and Rodoni, will continue to monitor the circumstances affecting the stability of renters and property owners in Marin and will report back to the whole Board as necessary.

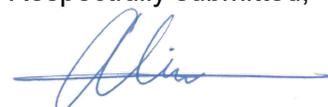
EQUITY IMPACT: The 2020 Marin County Analysis of Impediments to fair housing choice illustrated racial disparities in housing, largely tied to the impacts of historic housing policies and practices that prevented equal opportunity in housing accessibility, quality, and financing. The County recognizes that those most in need of protection from eviction and pandemic related rental assistance are often also those for whom barriers to accessing such a program are the highest. While over two thirds of non-Hispanic white residents are homeowners, roughly three quarters of both Black/African American and Hispanic/Latinx communities in Marin are renters. The proposed Eviction Moratorium would protect renters, who are disproportionately people of color, against displacement.

FISCAL IMPACT: There would be no fiscal impact on the general fund from this action.

REVIEWED BY:

- | | |
|---|---|
| <input type="checkbox"/> Department of Finance | <input checked="" type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Administrator’s Office | <input type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Counsel | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

Respectfully submitted,



Aline Tanielian
Planner



Leelee Thomas
Deputy Director

Attachments:

1. Resolution barring evictions due to the Public Health Emergency arising from the COVID-19 virus effective July 1 through September 30, 2022