

COUNTY OF SAN MATEO



Small Property Owner Assistance Program Update

November 10, 2020



Program Overview

- Cash grants of up to \$6,000 per rental unit for losses incurred April 1 – August 31, 2020; maximum of 10 units per applicant
- In exchange for grant, property owner discharges renter's back-rent, up to a maximum discharge amount of \$7,500

Program Status (as of 4 November 2020)

- Outreach conducted continuously in English, Spanish, and Chinese since early October through County and partners
- 144 Registrations, 31 Submitted Applications, 6 Tentative Approvals
- Currently, only \$59K of \$2M appropriation is tentatively obligated
- Majority of tentative denials are for failure to meet the two income-based applicant criteria

Property Owner Eligibility with Recommended Changes

- Live in San Mateo County
- Lease residential rental units in the county
- ~~Rely on rent as primary income source~~
- ~~Earned < \$400,000 annual gross rental income in both 2019 and 2018~~ (Loss to Income ratio will remain primary prioritization factor)

Rental Unit Eligibility

- Currently occupied by renters leasing the units for 30 days or more
- Lost rent due to nonpayment April – August 2020
- No code violations or unaddressed public liens
- ~~Rent \leq 2020 HUD SMC Fair Market Rents~~ (Units rented at or below FMR will be prioritized)

Studio	1-Bd	2-Bd	3-Bd	4-Bd
\$2,197	\$2,720	\$3,339	\$4,365	\$4,657

Funding Reallocation Provision

- Even with changes, unlikely to fully subscribe program even with changes
- CARES funding must be spent by 30 December 2020
- Added provision to allow County Manager to reallocate funds to other Board of Supervisors approved COVID-19 relief programs



SAN MATEO COUNTY STRONG



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Small Property Owner Assistance Program

Asistencia para Propietarios de Pequeñas Propiedades

圣马特奥县小型物业业主援助计划

The Small Residential Property Owner Program application period opens mid-October.
Read below for frequently asked questions about the program.



Application period: October 15 – **November 25**

Apply at: www.smcstrong.org/

Questions: PropertyOwnerGrants@smcgov.org