

# SMC COVID-19 Housing Impact Program

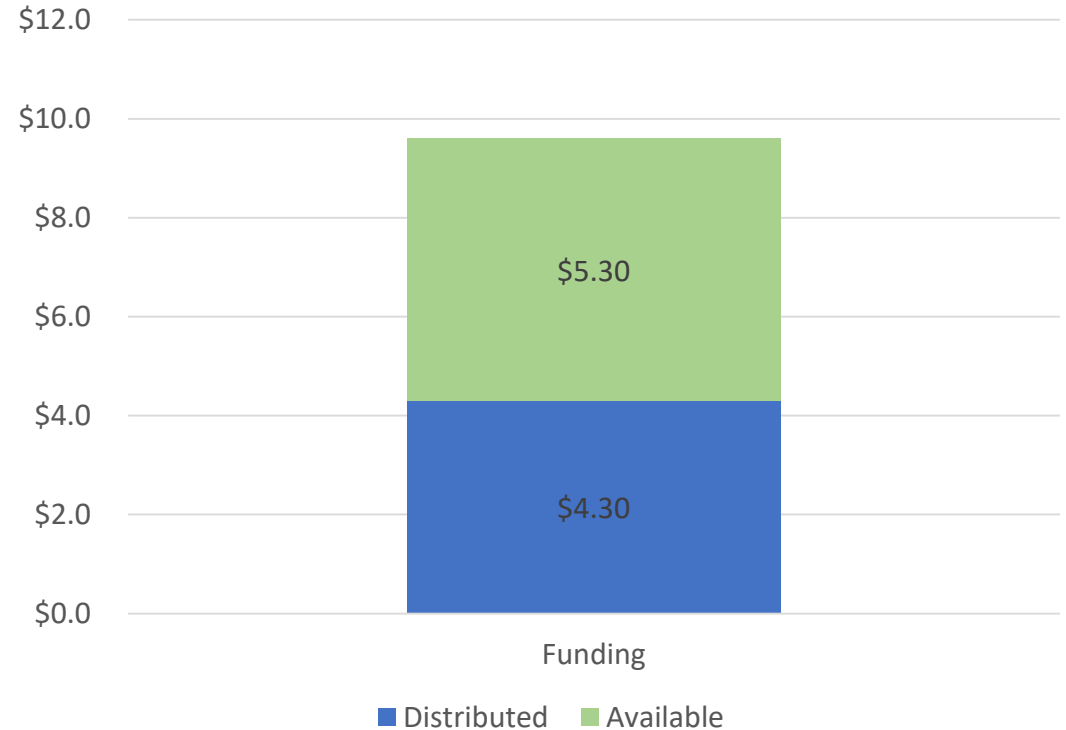
- **\$ 2.3 million: Emergency Financial Assistance for Renters**
  - \$2 million for rental assistance
  - \$300,000 to Samaritan House for Administration
- **\$ 2 million: Financial Assistance for Small Property Owners**
- **\$ 1 million: Support Services for Renters and Property Owners**
  - Legal clinics, full representation, emergency rent assistance
  - Information and outreach about COVID-19 assistance programs
  - Mediation, compromise of arrears
  - Other services to be determined based on community input
- Report back to the Board on September 15, 2020

# Financial Assistance for Renters: April to July

## Applicant and Grant Data

- Applicants: **3,394**
- Cases Closed: 376
- Grants Approved: **1,923**
- Average Grant: **\$2,238**
- Pending Applications: **1,095**

## Total Funds: \$9.6 Million



# Projected Need: August to December 2020

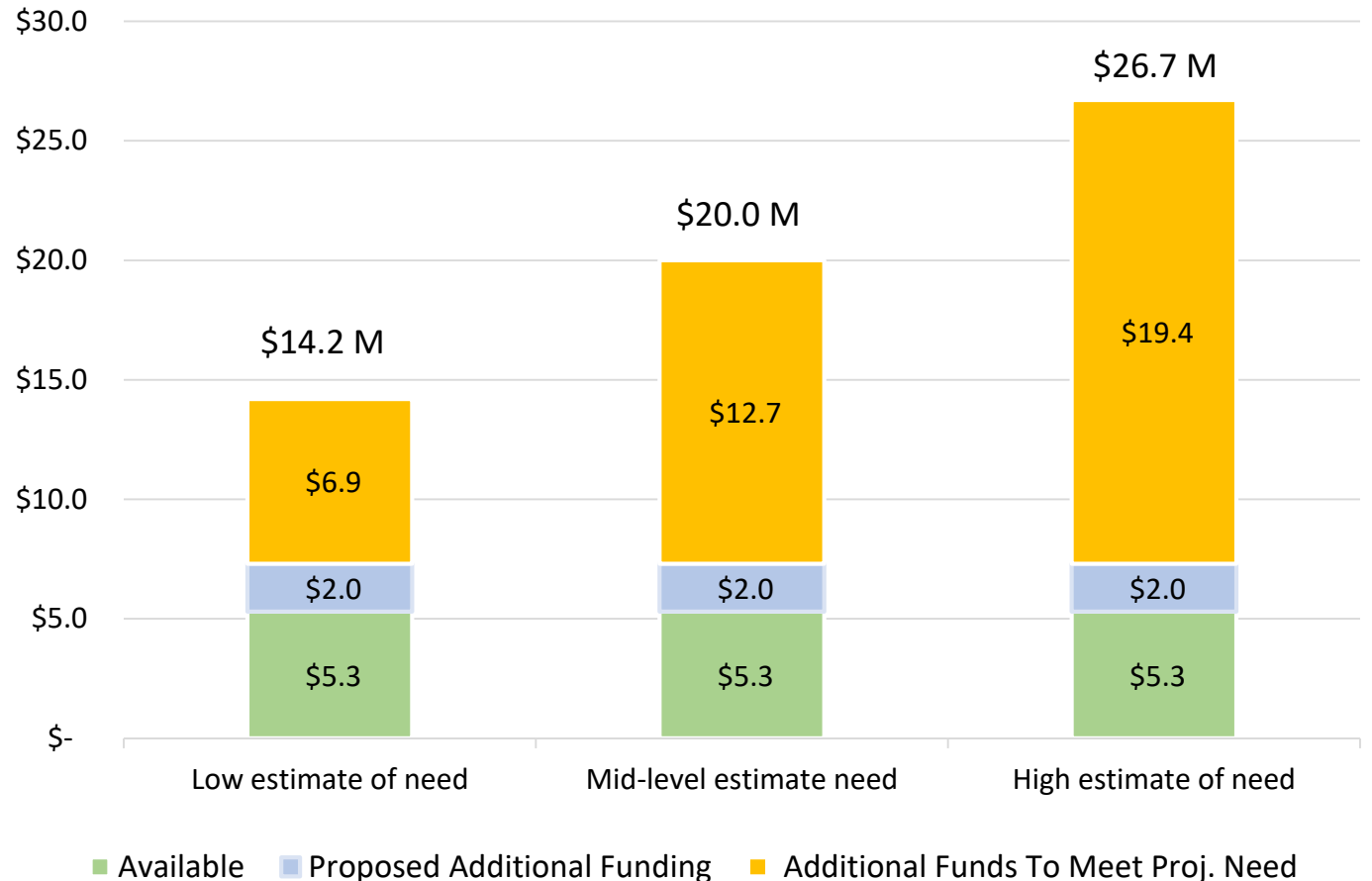
## Assumptions

- 50% of applicants will need additional funding
- Higher grant amounts needed to assist with multiple months
- New applicants when moratorium is lifted

Total Need: \$14.2 to \$26.7 M

Additional Funds to Meet Projected Need: \$6.9, \$12.7, or \$19.4 M

## Projected Ranges of Need



# COVID-19 Related Financial Assistance for Small Property Owners

- Assistance to small-scale rental property owners within San Mateo County who:
  - Materially rely on rent to cover property ownership expenses
  - Have lost income from rent as of April 1, 2020 due to COVID-19 or government response to COVID-19
  - Can provide proof of ownership, proof of non-payment/reduced payment of rent by tenants, and current lease or general ledger with tenant transactions
  - Are in good standing with County (i.e. no Code violations or liens)
- Staff will develop program design, requirements, administration, and plan for outreach with input from community partners.

# COVID-19 Related Support Services for Renters and Small Property Owners

- Support of other pandemic-related needs for tenants and property owners such as:
  - Incentive programs for tenants and property owners to compromise on deferred rent
  - Legal services for tenants
  - Information and outreach about programs and services to help maintain housing stability
  - Alternative dispute resolution services for tenants and property owners (mediation, arbitration, etc.)
- Staff will identify existing programs and services and may develop new programs and services with input from community partners.

# Recommendation

- Grant the County Manager the authority to enter into contracts to:
  - Contribute \$2 million to the Emergency Financial Assistance program
  - Provide \$300,000 to Samaritan House for administration of the added Emergency Financial Assistance funds
  - Administer a small property owner assistance program, with a not to exceed amount of \$2 million
  - Provide additional programs and services to assist renters and small property owners affected by COVID-19 through non-profit partners with a total not to exceed amount of \$1 million