

COVID-19 Temporary Ban on Evictions

Residents unable to pay their full rent because of the COVID-19 pandemic cannot be evicted for that reason.

Evictions are allowed if a tenant poses a threat to health and safety.

More details about the State of California's temporary eviction ban are available online at <https://housingiskey.com/>

Details about the City of San Diego's temporary eviction ban will be available online at www.sdhc.org/evictionban when the City ban takes effect later this year.



Requirements for Tenants:

To be eligible for protection against eviction, tenants are required to pay at least 25 percent of the rent they owe for the period of September 1, 2020, through June 30, 2021:

- Pay 25 percent each month; OR
- Make one payment by June 30, 2021, that is equal to 25 percent of the total rent owed; OR
- Make a payment or payments in some other way as long as the total paid by June 30, 2021, equals 25 percent of the rent owed.

Tenants also are required to provide a Declaration of COVID-19-Related Financial Distress form to the landlord:

- This form must be provided to the landlord within 15 days of when the landlord gives you a notice on or after September 1, 2020, to either pay your rent or leave the rental unit.
- A copy of the declaration form is available at www.landlordtenant.dre.ca.gov/tenant/forms.html

A tenant who is unable to provide the declaration within 15 days can provide the declaration to a court if the delay was because of a mistake, inadvertence, surprise, neglect or other "good reason" as determined under California law.

Requirements for Landlords

- Until June 30, 2021, landlords are required to provide tenants at least 15 days' notice to pay rent or be evicted (this does not include weekends or judicial holidays).
- With the notice to pay rent or be evicted, the landlord also is required to provide the tenants:
 - A separate notification of their rights and responsibilities under the law; and
 - A [Declaration of COVID-19-Related Financial Distress](#) in the same language as their lease agreement.
- The landlord may demand proof of COVID-19-related financial hardship if the tenant's household income is more than 130 percent of the Area Median Income and more than \$100,000.
 - Examples of documents to prove hardship include tax returns, pay stubs, or a statement from the tenant's employer.
 - High-income households are required to provide proof of hardship, if requested, to avoid eviction for unpaid rent.

Examples of 'Financial Distress' due to COVID-19

- Loss of income caused by the COVID-19 pandemic
- Increased out-of-pocket expenses directly related to performing essential work during the COVID-19 pandemic
- Increased expenses directly related to health impacts of the COVID-19 pandemic
- Childcare responsibilities or responsibilities to care for an elderly, disabled, or sick family member directly related to the COVID-19 pandemic that limit your ability to earn income
- Increased costs for childcare or attending to an elderly, disabled, or sick family member directly related to the COVID-19 pandemic
- Other circumstances related to the COVID-19 pandemic that have reduced your income or increased your expenses.

Source: State of California 'Housing Is Key' Campaign

Tenants' Rights

Tenants who have questions about their legal rights or pending eviction actions may call or visit online:

- Legal Aid Society of San Diego (877) 534-2524 – www.lasds.org
- San Diego Volunteer Lawyer Program (SDVLP) (619) 235-5656 x127
- Tenants Legal Center (858) 571-7100
- www.lawhelpca.org
- www.landlordtenant.dre.ca.gov/resources/tenant.html

Housing Stability Assistance Program Interest List

The City of San Diego (City) and San Diego Housing Commission (SDHC) are working to create a program to support housing stability, including federal funds to help pay past-due and upcoming rent and provide utility assistance.

An online portal is available now on SDHC's website for City residents to express their interest in receiving information about the application process for this program.

Please visit www.sdhc.org/housing-opportunities/help-with-your-rent/covid-19-rental-assistance

Signing up to receive information is NOT an application for the program and will NOT affect any determinations of eligibility for the program.



Established in 1979, the San Diego Housing Commission provides a variety of award-winning affordable housing programs and services that stimulate the local economy, revitalize neighborhoods, and impact the lives of low-income and San Diegans experiencing homelessness.

San Diego Housing Commission | 1122 Broadway, Suite 300 | San Diego, CA 92101 | www.sdhc.org