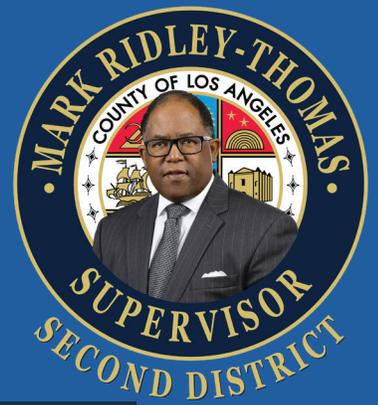


# ARE YOU A “MOM AND POP” LANDLORD AND HAVE TENANTS WHO ARE HAVING TROUBLE PAYING RENT DUE TO THE COVID-19 PANDEMIC?



The **Emergency Rental Assistance Program**  
can provide tenants with  
**UP TO \$1,000**  
towards monthly rent for up to 3 months.



## Eligible Households Must:

- Not exceed the following household size and annual income, prior to COVID-19:

# of People	1	2	3	4	5	6	7	8
Income	\$63,100	\$72,100	\$81,100	\$90,100	\$97,350	\$104,550	\$111,750	\$118,950

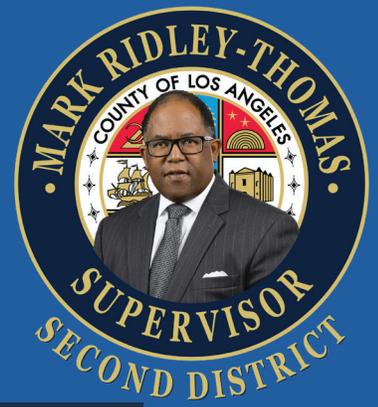
- Reside in unincorporated areas of Los Angeles County’s 2nd District
- Be financially impacted due to the COVID-19 pandemic
- Not receive any other form of rental assistance or subsidy
- Have a current residential lease agreement

**Applications are encouraged by May 31, 2020, funding is limited.**  
**Call (626) 943-3800 or visit [rentrelief.lacda.org](http://rentrelief.lacda.org) or**  
**email [rentrelief@lacda.org](mailto:rentrelief@lacda.org) to learn more.**



This program is made possible using Community Development Block Grant funds provided by the County of Los Angeles Board of Supervisors in cooperation with the Los Angeles County Development Authority, as appropriated by the U.S. Department of Housing and Urban Development.

# ¿ERES UN PROPIETARIO DE NEGOCIO FAMILIAR Y TIENES INQUILINOS QUE TIENEN PROBLEMAS PAGANDO LA RENTA DEBIDO A LA PANDEMIA DE COVID-19?



El Programa de **Emergency Rental Assistance** puede proporcionar inquilinos con **HASTA \$1,000** mensual por 3 meses.



## Los hogares elegibles deben:

- No excedir las personas que viven en el hogar por cada ingreso anual, antes de COVID-19:

# of People	1	2	3	4	5	6	7	8
Income	\$63,100	\$72,100	\$81,100	\$90,100	\$97,350	\$104,550	\$111,750	\$118,950

- Residir en áreas no incorporadas del 2do Distrito del Condado de Los Ángeles
- Fue afectado financieramente debido a la pandemia de COVID-19
- No recibir ninguna otra forma de asistencia de renta o subsidio
- Tener un contrato de arrendamiento

**Las solicitudes deben presentarse antes del 31 de mayo de 2020, la financiación es limitada.\***

**Llame al (626) 943-3800 o visite [rentrelief.lacda.org](http://rentrelief.lacda.org) o correo electrónico [rentrelief@lacda.org](mailto:rentrelief@lacda.org) para obtener más información.**



Este programa es posible usando fondos de Community Development Block Grant disponible por los Supervisores del Condado de Los Ángeles en cooperación con la Autoridad de Desarrollo del Condado de Los Ángeles, apropiado por el Departamento de Vivienda y Desarrollo Urbano de EE. UU.



# RENT RELIEF ELIGIBILITY GUIDELINES

## UNINCORPORATED AREAS OF LOS ANGELES COUNTY'S SECOND DISTRICT

Rental owners who have 10 or less units may apply on behalf of their tenants for up to \$1,000 towards monthly rent for up to three months. The payments can be applied to past due rent or current rent.

Applications are being accepted **until May 31, 2020**. Because funding is limited, eligible applicants will be selected using a lottery system.

Eligible Tenant Households Must:

- Reside in unincorporated areas of Los Angeles County's Second District
- Be financially impacted due to the COVID-19 pandemic
- Not receive any other form of rental assistance or subsidy
- Have a current residential lease agreement
- Not exceed the following household size and annual income, prior to COVID-19:

# of People	1	2	3	4	5	6	7	8
Income	\$63,100	\$72,100	\$81,100	\$90,100	\$97,350	\$104,550	\$111,750	\$118,950

**Interested property owners are encouraged to apply by May 31, 2020, by emailing [rentrelief@lacda.org](mailto:rentrelief@lacda.org) or calling (626) 943-3800.**

# Emergency Resources for Property Owners

ORGANIZATION	PROGRAM	DESCRIPTION	LINK
<b>FEDERAL</b>			
U.S. Congress	H.R. 6201 - Families First Coronavirus Response Act	<p>The National Association of Realtors has provided a list of major provisions of H.R. 6201 affecting realtors, brokers and real estate associations including:</p> <ul style="list-style-type: none"> <li>• Emergency Family and Medical Leave Act Expansion Act (section 3102)</li> <li>• Payroll Credit for Required Paid Family Leave (section 7003)</li> <li>• Tax Credit for Family Leave for Self-Employed Individuals (section 7004)</li> <li>• Emergency Paid Sick Leave Act (section 5102)</li> <li>• Payroll Tax Credit for Required Paid Sick Leave (section 7001)</li> </ul> <p>Tax Credit for Sick Leave for Self-Employed Individuals (section 7002)</p>	<a href="https://www.nar.realtor/political-advocacy/impact-of-h-r-6201-families-first-coronavirus-response-act-on-nar-members">https://www.nar.realtor/political-advocacy/impact-of-h-r-6201-families-first-coronavirus-response-act-on-nar-members</a>
U.S. Department of Housing and Urban Development	Foreclosures and Eviction Moratorium in Connection with Presidentially Declared COVID-19 National Emergency	Properties secured by FHA-insured Single-Family mortgages are subject to a moratorium on foreclosures for a period of 60 days. The moratorium applies to the initiation of foreclosures and to the completion of foreclosures in process. Similarly, evictions of persons from properties secured by FHA-insured Single-Family mortgages are also suspended for a period of 60 days. In addition, deadlines of the first legal action and reasonable diligence timelines are extended by 60 days. Effective upon issuance – March 18, 2020	<a href="https://www.hud.gov/sites/dfiles/OC/HCO/documents/20-04hsqml.pdf">https://www.hud.gov/sites/dfiles/OC/HCO/documents/20-04hsqml.pdf</a>
Internal Revenue Service	Coronavirus Tax Relief	Following President Donald J. Trump's emergency declaration pursuant to the Stafford Act, the U.S. Treasury Department and Internal Revenue Service (IRS) today issued guidance allowing all individual and other non-corporate tax filers to defer up to \$1 million of federal income tax (including self-employment tax) payments due on	<a href="https://www.irs.gov/coronavirus">https://www.irs.gov/coronavirus</a>

# Emergency Resources for Property Owners

		<p>April 15, 2020, until July 15, 2020, without penalties or interest. The guidance also allows corporate taxpayers a similar deferral of up to \$10 million of federal income tax payments that would be due on April 15, 2020, until July 15, 2020, without penalties or interest. This guidance does not change the April 15 filing deadline.</p>	
<p>U.S. Small Business Administration</p>	<p>Economic Injury Disaster Loans</p>	<p>SBA has declared a disaster that includes County of Los Angeles and makes Economic Injury Disaster Loans (EIDLs) available. EIDLs are working capital loans to help small businesses, small agricultural cooperatives, small businesses engaged in aquaculture, and most private, non-profit organizations of all sizes meet their ordinary and necessary financial obligations that cannot be met as a direct result of the disaster. These loans are intended to assist through the disaster recovery period. Credit Requirements:</p> <ul style="list-style-type: none"> <li>• Credit History – Applicants must have a credit history acceptable to SBA.</li> <li>• Repayment – Applicants must show the ability to repay the loan.</li> <li>• Collateral – Collateral is required for all EIDL loans over \$25,000. SBA takes real estate as collateral when it is available. SBA will not decline a loan for lack of collateral, but SBA will require the borrower to pledge available collateral.</li> </ul> <p>Interest Rates: The interest rate is determined by formulas set by law and is fixed for the life of the loan. The maximum interest rate for this program is 4 percent. Loan Terms: The law authorizes loan terms up to a maximum of 30 years. SBA will determine an appropriate</p>	<p>Apply online for disaster loan assistance at your own convenience through SBA's secure <a href="#">Disaster Loan Assistance</a> website.</p> <p>For application information, please call 1-800-659-2955 or email <a href="mailto:DisasterCustomerService@sba.gov">DisasterCustomerService@sba.gov</a>.</p> <p><a href="https://disasterloan.sba.gov/ela">https://disasterloan.sba.gov/ela</a></p>

# Emergency Resources for Property Owners

		<p>installment payment based on the financial condition of each borrower, which in turn will determine the loan term.</p> <p>Loan Amount Limit: The law limits EIDLs to \$2,000,000 for alleviating economic injury caused by the disaster. The actual amount of each loan is limited to the economic injury determined by SBA, less business interruption insurance and other recoveries up to the administrative lending limit. SBA also considers potential contributions that are available from the business and/or its owner(s) or affiliates. If a business is a major source of employment, SBA has the authority to waive the \$2,000,000 statutory limit.</p>	
<b>STATE</b>			
Office of California Governor Newsom	Executive Order N-28-20	<p>Governor Gavin Newsom issued an executive order that authorizes local governments to halt evictions for renters and homeowners, slows foreclosures, and protects against utility shutoffs for Californians affected by COVID-19. The order does not relieve a tenant from the obligation to pay rent, or restrict the landlord's ability to recover rent that is due. The protections are in effect through May 31, 2020, unless extended. The order also requests banks and other financial institutions to halt foreclosures and related evictions during this time period. The Governor's Executive Order asks the California Public Utilities Commission to monitor measures undertaken by public and private utility providers to implement customer service protections for critical utilities, including electric, gas, water, internet, landline telephone, and cell phone service on a weekly basis.</p>	<p><a href="https://www.gov.ca.gov/2020/03/16/governor-newsom-issues-executive-order-to-protect-renters-and-homeowners-during-covid-19-pandemic/">https://www.gov.ca.gov/2020/03/16/governor-newsom-issues-executive-order-to-protect-renters-and-homeowners-during-covid-19-pandemic/</a></p>

# Emergency Resources for Property Owners

<p>California Franchise Tax Board</p>	<p>Special tax relief for California taxpayers affected by the COVID-19 pandemic</p>	<p>The Franchise Tax Board (FTB) has announced special tax relief for California taxpayers affected by the COVID-19 pandemic. Affected taxpayers are granted an extension to file 2019 California tax returns and make certain payments until June 15, 2020, in line with <a href="#">Governor Newsom's March 12 Executive Order</a>.</p> <p>This relief includes moving the various tax filing and payment deadlines that occur on March 15, 2020, through June 15, 2020, to June 15, 2020. This includes:</p> <ul style="list-style-type: none"> <li>• Partnerships and LLCs who are taxed as partnerships whose tax returns are due on March 15 now have a 90-day extension to file and pay by June 15.</li> <li>• Individual filers whose tax returns are due on April 15 now have a 60-day extension to file and pay by June 15.</li> <li>• Quarterly estimated tax payments due on April 15 now have a 60-day extension to pay by June 15.</li> </ul> <p>The FTB's June 15 extended due date may be pushed back even further if the Internal Revenue Service grants a longer relief period.</p> <p>Taxpayers claiming the special COVID-19 relief should write the name of the state of emergency (for example, COVID-19) in black ink at the top of the tax return to alert FTB of the special extension period. If taxpayers are e-filing, they should follow the software instructions to enter disaster information.</p>	<p><a href="https://www.ftb.ca.gov/about-ftb/newsroom/news-releases/2020-2-more-time-to-file-pay-for-california-taxpayers-affected-by-the-covid-19-pandemic.html">https://www.ftb.ca.gov/about-ftb/newsroom/news-releases/2020-2-more-time-to-file-pay-for-california-taxpayers-affected-by-the-covid-19-pandemic.html</a></p>
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# Emergency Resources for Property Owners

		The FTB will also waive interest and any late filing or late payment penalties that would otherwise apply.	
California Department of Tax and Fee Administration	Coronavirus tax relief	<p>On March 12, 2020, Governor Newsom issued an Executive Order in response to the COVID-19 State of Emergency. Pursuant to this Executive Order, through May 11th, the CDTFA has the authority to assist individuals and businesses impacted by complying with a state or local public health official's imposition or recommendation of social distancing measures related to COVID-19. This assistance includes granting extensions for filing returns and making payments, relief from interest and penalties, and filing a claim for refund. Taxpayers may request assistance by contacting the CDTFA. Requests for relief of interest or penalties or requesting an extension for filing a return may be done through their <a href="#">online services</a>. Taxpayers may also request assistance in writing by sending a letter to the address below or contacting them via <a href="#">email</a>. They are also available to answer questions and provide assistance for taxpayers that call our Customer Service Center at 800-400-7115. This includes assistance if you are unable to make a timely tax payment.</p> <p>California Department of Tax and Fee Administration Return Analysis Unit, MIC 35 P.O. Box 942879 Sacramento, CA 94279-0035</p>	<a href="https://www.ftb.ca.gov/about-ftb/newsroom/news-releases/2020-2-more-time-to-file-pay-for-california-taxpayers-affected-by-the-covid-19-pandemic.html">https://www.ftb.ca.gov/about-ftb/newsroom/news-releases/2020-2-more-time-to-file-pay-for-california-taxpayers-affected-by-the-covid-19-pandemic.html</a>
Governor's Office of Business and Economic Development (GO-Biz)	Office of Business Investment Services	GO-Biz offers a range of no-cost consultation services to business owners, including attraction, retention and expansion services, site selection, permit assistance, regulatory guidance, small	<a href="https://business.ca.gov/">https://business.ca.gov/</a>

# Emergency Resources for Property Owners

		business assistance, international trade development, assistance with the state government, and much more. GO-Biz is currently soliciting recommendations for relief for property owners.	
California Department of Insurance	Notice - 60-Day Grace Period for Insurance Premium Payments Due to the Disruption Caused by the Novel Coronavirus (COVID-19) Outbreak	In response to the disruption caused by the outbreak, Insurance Commissioner Ricardo Lara is requesting that all insurance companies provide their insureds with at least a 60-day grace period to pay insurance premiums so that insurance policies are not canceled for nonpayment of a premium during this challenging time due to circumstances beyond the control of the insured. This request is directed to all admitted and non-admitted insurance companies that provide any insurance coverage in California, including life, health, auto, property, casualty, and other types of insurance. In addition, Commissioner Lara is requesting that all insurance agents, brokers, and other licensees who accept premium payments on behalf of insurers take steps to ensure that customers have the ability to make prompt insurance payments. This should include alternate methods of payment, such as online payments, to eliminate the need for in-person payment methods, to protect the safety of workers and customers.	<a href="http://www.insurance.ca.gov/0400-news/0100-press-releases/2020/upload/nr030-BillingGracePeriodNotice03182020.pdf">http://www.insurance.ca.gov/0400-news/0100-press-releases/2020/upload/nr030-BillingGracePeriodNotice03182020.pdf</a>

# Emergency Resources for Property Owners

<p>California Association of Realtors</p>	<p>New coronavirus addendum/amendment form</p>	<p>The recent events surrounding the spread of the COVID-19 has led to many questions about the continued enforceability of real estate contracts under the circumstances. Rather than risk an uncertain outcome in court or arbitration over such disputes, Buyers and Sellers may elect to address the unanswered issues contractually. This form allows parties to agree on a way forward for existing contracts and address potential issues in contracts that have not yet been formed.</p>	<p><a href="https://www.car.org/en/riskmanagement/Interim-Coronavirus-Addendum-Amendment">https://www.car.org/en/riskmanagement/Interim-Coronavirus-Addendum-Amendment</a> Informational webinar - <a href="https://players.brightcove.net/pages/v1/index.html?accountId=876630612001&amp;playerId=default&amp;videoid=6142710428001&amp;autoplay=true">https://players.brightcove.net/pages/v1/index.html?accountId=876630612001&amp;playerId=default&amp;videoid=6142710428001&amp;autoplay=true</a></p>
<h2>LOCAL</h2>			
<p>County of Los Angeles Treasurer and Tax Collector</p>	<p>Coronavirus (COVID-19) Impact to Property Taxes</p>	<p>The County of Los Angeles Treasurer and Tax Collector has developed a FAQ for common questions regarding COVID-19 impact to property taxes. Taxpayers can also visit <a href="https://ttc.lacounty.gov/">https://ttc.lacounty.gov/</a>, to review payment methods and several other online self-service options. Taxpayers may also call (213) 974-2111 for additional information.</p>	<p><a href="https://ttc.lacounty.gov/wp-content/uploads/2020/03/COVID-19%20Impact%20to%20Property%20Taxes%20FAQs.pdf">https://ttc.lacounty.gov/wp-content/uploads/2020/03/COVID-19%20Impact%20to%20Property%20Taxes%20FAQs.pdf</a></p>
<p>Los Angeles Small Business Development Center Network</p>	<p>No-cost consulting for small businesses</p>	<p>Funded by the U.S. Small Business Administration and the State of California, the Los Angeles Small Business Development Center Network. <b>LA SBDC Business Advisors are available to assist small business owners at no cost with questions about disaster preparedness and recovery.</b> The advisors can also assist with questions regarding: supply chain disruption and liability, technology plans for setting up remote work stations for employees, concerns about</p>	<p><a href="https://smallbizla.org/covid19-response-guide/">https://smallbizla.org/covid19-response-guide/</a></p>



# Emergency Resources for Property Owners

		cashflow during disruption, and concerns about credit and finance issues.	
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