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1 previous nine weeks, compared to about 700,000 claims processed over a two-month
2 period at the height of the last recession; and

3 WHEREAS, the Public Policy Institute of California reports that about 12.3
4 million Californians in families headed by working age adults live in or near poverty, and the
5 largest number of poor and near-poor Californians live in Los Angeles County; and

6 WHEREAS, low-income households are more likely to be employed in
7 industries that have been severely impacted by COVID-19 and are less likely to hold jobs
8 that allow them to continue working from home; and

9 WHEREAS, the Public Policy Institute of California reports a 24% poverty rate
10 among workers in the accommodation and food service sector, which has been severely
11 impacted by reduced tourism and dining out; and a disproportionate share of essential
12 workers such as laborers, cooks, cashiers, and personal care aides are poor or nearly poor;
13 and
14

15 WHEREAS, low-income households are less likely to have access to health
16 benefits and paid sick leave or to have the financial resources to weather a health or
17 economic crisis or pay unexpected child care costs; and

18 WHEREAS, various orders have been issued by the State of California and
19 the Los Angeles County Department of Public Health, as well as a number of local
20 communities, designed to protect residential tenants from eviction caused by the economic
21 impacts of the COVID-19 pandemic; and

22 WHEREAS, on March 16, 2020, under the authority of CCMC Section
23 3.09.020, the City Manager of the City of Culver City issued a Public Order imposing a
24 moratorium on residential tenant evictions (the "Residential Tenant Eviction Moratorium"),
25 prohibiting a landlord from evicting a residential tenant in the City of Culver City during this
26

1 local emergency period if the tenant is unable to pay rent due to circumstances related to
2 the COVID-19 pandemic; and

3 WHEREAS, on March 26, 2020, in response to growing evidence of the critical
4 need for residents to shelter in place, the City Council of the City of Culver City directed the
5 City Manager to expand the Residential Tenant Eviction Moratorium to prohibit all evictions
6 of residential tenants through May 31, 2020, subject to certain limited exceptions and on
7 March 27, 2020 the City Manager issued a Second Supplement to Public Order, consistent
8 with the City Council's direction; and
9

10 WHEREAS, included in the Residential Tenant Eviction Moratorium was a
11 provision that requires a tenant who has an inability to pay rent during the local emergency
12 period and who qualifies for protection under the Moratorium to pay any rent that remains
13 unpaid ("Back Rent") within six months of the expiration of the local emergency period; and

14 WHEREAS, on April 27, 2020 the City Council directed the City Manager to
15 extend the period for the payment of Back Rent to 12 months, and on April 28, 2020, the
16 City Manager issued an Eighth Supplement to Public Order consistent with City Council's
17 direction, and on May 11, 2020 the City Council confirmed the Eighth Supplement to Public
18 Order; and

19 WHEREAS, on May 18, 2020 in order to preserve and increase housing
20 security and stability, and prevent residents from falling into homelessness due to the
21 COVID-19 health crisis, the City Council directed the City Manager to further extend the
22 Residential Tenant Eviction Moratorium to August 31, 2020, or the end of the local
23 emergency period, whichever occurs first; and on May 19, 2020, the City Manager issued a
24 Twelfth Supplement to Public Order consistent with City Council's direction; and
25

1 WHEREAS, because of the disproportionate impact of the COVID-19
2 pandemic on lower income households, those households are less likely to have the funds
3 to make full or partial rent payments during the local emergency period and will be faced
4 with paying substantial Back Rent after termination of the local emergency period, in
5 addition to paying their rent as it comes due under the terms of their rental agreement
6 (“Base Rent”) and will thus be at higher risk of eviction; and

7
8 WHEREAS, various actions have been taken at the federal, state, and local
9 level to alleviate the economic impact of the COVID-19 pandemic but those actions have not
10 included emergency rental assistance funds; and

11 WHEREAS, upon the dissolution of the Culver City Redevelopment Agency
12 (CCRA), the Housing Authority assumed the rights, powers, assets, duties, and obligations
13 associated with the housing activities of the former CCRA; and

14 WHEREAS, pursuant to Health & Safety Code sections 34171(d)(1)(G) and
15 34176(e)(6), the Housing Authority receives annual repayments of amounts that were
16 borrowed from, or payments owing to, the Low and Moderate Income Housing Fund of the
17 Redevelopment Agency (“ERAF/SERAF Funds”), which repayments shall be used in a
18 manner consistent with the affordable housing requirements of Part 1 of the Community
19 Redevelopment Law (Health and Safety Code sections 33000, et seq.); and

20
21 WHEREAS, section 33334.2(e)(8) of Part 1 of the Community Redevelopment
22 Law authorizes the payment of subsidies to, or for the benefit of, lower income households,
23 to the extent those households cannot obtain housing at affordable costs on the open
24 market, provided that the rental units were not developed with direct government subsidies;
25 and

1 WHEREAS, the use of ERAF/SERAF Funds for the payment of rental
2 subsidies for the benefit of low-income tenants in the City of Culver City will assist in
3 mitigating the disproportionate impacts of the COVID-19 pandemic on low-income
4 households and will promote housing security and stability and the public health and
5 welfare; and

6 WHEREAS, the use of ERAF/SERAF Funds outside of the Culver City
7 Redevelopment Project Area will be of benefit to the Project Area in that preserving the
8 ability of low-income tenants to have access to shelter and sanitary facilities will help
9 prevent the continuing spread of COVID-19 throughout the City and will protect the health
10 and safety of persons working or residing in the Project Area.

11
12 NOW, THEREFORE, the Board of the Culver City Housing Authority DOES
13 HEREBY RESOLVE, as follows:

14 1. The Housing Authority Board has received and heard all oral and
15 written objections to matters pertaining to this transaction, and all such oral and written
16 objections are hereby overruled.

17 2. The Housing Authority Board hereby finds and determines the foregoing
18 recitals are true and correct.

19 3. The Housing Authority Board hereby approves and authorizes the use
20 of \$1,505,000 of ERAF/SERAF Funds for the COVID-19 Emergency Rental Assistance
21 Program ("COVID-19 ERAP"), of which \$1,145,000 shall be allocated for assistance with
22 payment of Base Rent for a period not to exceed 12 months and \$355,000 shall be allocated
23 for assistance with payment of Back Rent for a period not to exceed 3 months.

24 4. The Housing Authority Board hereby approves and authorizes the
25 Housing Authority's operation of the COVID-19 ERAP as follows:
26

1 a. The COVID-19 ERAP program shall commence upon the
2 termination of the Residential Eviction Moratorium period, currently scheduled to terminate
3 on August 31, 2020, or the end of the local emergency, whichever occurs earlier, as such
4 period may be extended; and

5 b. Rent subsidies shall be provided to, or for the benefit of,
6 households whose annual income, determined as of March 16, 2020, does not exceed 80%
7 of the Area Median Income for Los Angeles County ("Low-Income Households"); and
8

9 c. Eligibility shall be limited to Low-Income Households who are
10 unable to pay their rent due to circumstances related to the COVID-19 pandemic, including
11 but not limited to, loss of income due to a COVID-19 related furlough or workplace closure, a
12 substantial increase in child care expenditures, health care expenses related to being ill with
13 COVID-19, expenses or loss of income due to caring for a member of the tenant's
14 household who is ill with COVID-19, and reasonable expenditures that stem from
15 government-ordered emergency measures; and

16 d. Eligibility shall be limited to Low-Income Households residing in
17 the City of Culver City who have occupied their rental unit since March 16, 2020; and
18

19 e. Low-Income Households shall be eligible for assistance with
20 payment of Base Rent or assistance with payment of Back Rent, but shall not receive both
21 types of assistance; and

22 f. Eligibility shall include Low-Income Households who are tenants
23 of single-family, multi-family, or accessory dwelling units, but shall not include unrelated
24 persons in shared housing or occupants of mobile homes; and
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1 g. Owners of rental units shall not be eligible to participate in the
2 COVID-19 ERAP unless the Housing Authority has determined that the property is decent,
3 safe, and sanitary and free of building code violations; and

4 h. The Base Rent for a rental unit may not exceed the Section 8
5 Housing Choice Voucher Program payment standard for a unit with the same number of
6 bedrooms.

7 5. The Executive Director or designee is hereby authorized to administer
8 the COVID-19 ERAP, which may include promulgating guidelines and rules consistent with
9 the provisions of this Resolution.

10 6. This Resolution shall take effect immediately upon its adoption.

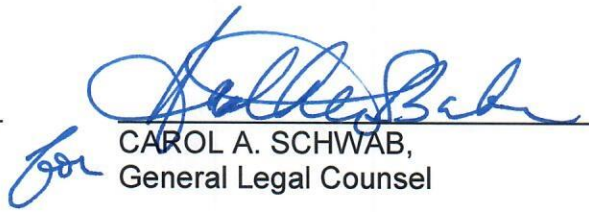
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12
13 APPROVED AND ADOPTED on this ____ day of _____, 2020
14

15
16 _____
GÖRAN ERIKSSON, Chair
Culver City Housing Authority

17
18 ATTEST:

APPROVED AS TO FORM:

19
20 _____
JEREMY GREEN, Secretary

21  _____
CAROL A. SCHWAB,
General Legal Counsel

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