

COVID-19 Information for Tenants

This information sheet and the attached Notice are tools for understanding California's COVID-19-related tenant protections. However, these materials do not constitute legal advice nor do they establish an attorney-client relationship. Have questions? Get legal advice as soon as possible! Contact your local legal aid/legal services organization.

Governor Newsom's Executive Order N 37-20, issued on March 27, 2020, along with many California City Councils, County Supervisors, and the California Superior Courts made emergency orders to protect renters from evictions due to the pandemic. Altogether, the rules put a moratorium (stop) on most evictions through July 6, 2020, but they are subject to change. There will be rare exceptions for court cases filed before April 6, 2020, and as necessary for public health or safety.

These are NOT rent "holidays" – you still must pay rent. If you don't pay rent, you will still owe it. But you can't be evicted during this time. Depending on where you live, you may have some extra time to catch up.

It's not automatic. You must notify your landlord in writing of your COVID-19-related reason. Use the Notice (page 3 here) and attach a copy documenting your reason. Keep a copy of the Notice after you fill it out and a copy of the page you include.

What can be used to show loss of income due to COVID-19?

There are many items you can use to show loss of income. Examples include: Termination or layoff notices, pay stubs, last pay stub, email or text from boss or supervisor, letters or emails from your child's school, bank statements, doctor's note, medical bills, unemployment statement or application, a letter from your employer, email or text that your work is closing or not to come to work during shelter-in-place, any other objectively verifiable proof of loss of income.

For the best protection:

- 1) Pay all that portion of rent that you are able to pay.
- 2) Keep a copy of the Notice and the proof (or at least a cell phone picture)
- 3) Give the Notice before your rent is due.

The Notice, if completely filled out with applicable supporting documents, and delivered to a landlord before rent is due, is designed to satisfy the State, County, and City requirements for tenant protections from eviction. Extra time to pay depends on where you live. Questions? Get legal advice as soon as possible! Contact your local legal aid/legal services organization.

The law is rapidly changing, and the accuracy of these materials is subject to change. Please note that many other factors go into advising tenants on landlord/tenant matters, such as the condition of the premises, the lease agreement, the history of the tenancy, and the recent AB 1482 housing law that went into effect January 1, 2020. Please contact a local legal aid organization for more information.

COVID-19 Información Para Inquilinos

Esta hoja de información y el aviso adjunto son herramientas para comprender las protecciones de inquilinos relacionadas con COVID-19 de California. Sin embargo, estos materiales no constituyen asesoramiento legal ni establecen una relación abogado-cliente. ¿Tiene preguntas? ¡Obtenga asesoramiento legal lo antes posible! Póngase en contacto con su organización local de asistencia legal / servicios legales.

La Orden Ejecutiva N 37-20 del Gobernador Newsom, emitida el 27 de marzo de 2020, junto con muchos Consejos de la Ciudad de California, Supervisores del Condado y los Tribunales Superiores de California emitieron órdenes de emergencia para proteger a los inquilinos de los desalojos debido a la pandemia. En total, las reglas ponen una moratoria (un alto) en la mayoría de los desalojos hasta el 6 de julio de 2020, pero están sujetos a cambios. Habrá raras excepciones para casos judiciales presentados antes del 6 de abril de 2020, y según sea necesario para la salud o seguridad pública.

Esto NO significa que no deba pagar su alquiler: aún debe pagar el alquiler. Si no paga el alquiler, aún lo deberá. Pero no puede ser desalojado durante este tiempo. Dependiendo de dónde viva, es posible que tenga algo de tiempo extra para ponerse al día.

Esta protección no es automática. Debe notificar a su arrendador (rentero/encargado) por escrito sobre su motivo relacionado con COVID-19. Use el aviso (página 3 aquí) y adjunte una copia que documente su razón. Guarde una copia del aviso después de completarlo y una copia de la página que incluya.

¿Qué se puede usar para mostrar la pérdida de ingresos debido a COVID-19?

Hay muchos elementos que puede usar para mostrar la pérdida de ingresos. Los ejemplos incluyen: avisos de terminación o despido, talones de pago, último talón de pago, correo electrónico o mensaje de texto del jefe o supervisor, cartas o correos electrónicos de la escuela de su hijo, estados de cuenta bancarios, nota del médico, facturas médicas, declaración de desempleo o solicitud, una carta de su empleador, correo electrónico o mensaje de texto que indica que su trabajo está cerrando o no va a trabajar durante el refugio en el hogar, cualquier otra prueba objetivamente verificable de pérdida de ingresos.

Para la mejor protección:

- 1) Pague toda la cantidad del alquiler que pueda pagar.
- 2) Guarde una copia del aviso y la prueba (o al menos una foto con el teléfono celular)
- 3) Entregue el aviso antes de que llegue la fecha cuando tiene que pagar renta.

El aviso, si se llena por completo con los documentos de respaldo aplicables, y se entrega al propietario antes de que se venza el alquiler, cumple con los requisitos del Estado, el Condado y la Ciudad para la protección de los inquilinos contra el desalojo. El tiempo extra para pagar depende de dónde viva. ¿Preguntas? ¡Obtenga asesoramiento legal lo antes posible! Póngase en contacto con su organización local de asistencia legal / servicios legales.

La ley está cambiando rápidamente y la precisión de estos materiales está sujeta a cambios. Tenga en cuenta que muchos otros factores van a asesorar a los inquilinos sobre asuntos del propietario / inquilino, como la condición de las instalaciones, el contrato de arrendamiento (renta), el historial de arrendamiento y la reciente ley de vivienda AB 1482 que entró en vigencia el 1 de enero de 2020. Póngase en contacto con una organización local de asistencia legal para obtener más información.

NOTICE TO LANDLORD COVID-19 Delayed Payment

Date: _____, 2020

(landlord name and address):

Delivered by: (mark all that apply) U.S. Mail | Email | Text | Hand Delivery

My name is: (tenant name) _____

I am a tenant at (tenant address):

I am unable to pay rent because of the financial impacts of the COVID-19 pandemic, state of emergency and/or government recommended precautions including but not limited to:

(check all that apply)

- I missed work to care for a home-bound school-age child.
- I was laid off, lost hours, or had other income reduction from COVID-19 or the state of emergency.
- I lost income due to compliance with government agency recommendations to stay at home, self-quarantine, or avoid congregating with others.
- I was sick with COVID-19 or caring for a household or family member who was sick with COVID-19.
- I missed work to care for a family member deemed high risk of severe illness from COVID-19.

I am paying all that I am able to pay, which is \$ _____. I intend to pay any rent I owe as soon as I am able. I am attaching documentation showing the asserted reason is true. You must keep my personal financial and/or medical information confidential.

Thank you for your patience and understanding during the COVID-19 pandemic and state of emergency.

Sincerely, _____

Tenant's Signature

Encl.

Number of pages attached _____.

AVISO A ENCARGADO DE INQUILINOS COVID-19 PAGO RETRASADO

Fecha: _____, 2020

(Nombre de encargado y domicilio):

Cómo entregar: (marque todas las respuestas que apliquen)

correo | correo electrónico | texto | en persona

Mi nombre es: (nombre de inquilina (o))

Soy inquilino en el siguiente lugar (domicilio):

Debido a los impactos económicos de la actual pandemia de COVID-19, estado de emergencia y / o precauciones recomendadas por el gobierno que incluyen, pero no se limitan a:

(marque **todos** los que correspondan)

- Falté al trabajo para cuidar niños en edad escolar.
- Fui despedido, perdí horas o tuve otra reducción de ingresos por el COVID-19 o por el estado de emergencia.
- Perdí ingresos debido al cumplimiento de las recomendaciones de agencias gubernamentales para quedarme en casa, en cuarentena o evitar congregarme con otros.
- Sufrí una disminución en los ingresos del hogar y / o tuve un desembolso de gastos médicos considerables causados por la pandemia de COVID-19, o por cualquier respuesta local, estatal o federal a COVID-19.
- Estaba enfermo con COVID-19 o cuidando a un familiar que estaba enfermo con COVID-19.
- Falte al trabajo para cuidar a un miembro de la familia considerado de alto riesgo de enfermedad grave por COVID-19

Estoy pagando todo lo que puedo pagar, que es \$ _____. Tengo la intención de pagar el alquiler que debo tan pronto como pueda. Adjunto documentación que muestra que la razón alegada es verdadera. Debe mantener confidencial mi información personal financiera y / o médica.

Gracias por su paciencia y comprensión durante la pandemia y el estado de emergencia de COVID-19.

Atentamente, _____
Firma del inquilino

Incluido:
Número de páginas incluidas _____



SANTA CRUZ
COUNTY OFFICE OF
EDUCATION
DR. FARIS SABBAH • SUPERINTENDENT OF SCHOOLS

BOARD OF EDUCATION
Ms. Jane Royer Barr Ms.
Rose Filicetti Ms. Sandra
Nichols Ms. Sue Roth
Mr. Dana M. Sales
. Abel Sanchez Mr. Bruce
Van Allen

400 Encinal Street, Santa Cruz, CA 95060 || Tel (831) 466-5600 || Fax (831) 466-5607 || www.santacruzcoe.org

Date: April 1, 2020
To: Santa Cruz County Students and Families
Re: **Extension of School Closures Through the End of the School Year**

Dear Families of Santa Cruz County,

We recognize the significant disruption COVID-19 has caused to daily life and want you to know we are making every possible effort to continue providing support to families and communicate the most current information as it relates to our schools.

Yesterday, the State Superintendent of Public Instruction, Tony Thurmond, urged all school districts and charter schools in California to remain closed and continue strengthening distance learning programs for students at this time. Superintendent Thurmond's statement emphasized that "due to the current safety concerns and needs for ongoing social distancing it currently appears that our students will not be able to return to school campuses before the end of the school year."

The health and wellness of all students, families, teachers, and staff is the first and foremost priority of all Santa Cruz County Schools. All county Superintendents with the support of Public Health Officer, Dr. Gail Newel, have collectively decided to **extend school closures through the end of the school year**. While we understand this further extension of school closures poses serious hardship to many families in Santa Cruz County, it is the most effective way to slow the transmission of this pandemic by continuing to implement social distancing practices.

Although school campuses remain closed, educators across Santa Cruz County are working around the clock to provide meals to students, deliver high-quality distance learning, and support the needs of our most vulnerable youth. We are committed to ensuring students have the resources and services they need to continue their academic progress despite the closure of our school facilities. All districts are working earnestly to provide students with the most appropriate and engaging distance learning programs.

Important steps parents can take to support their child in distance learning include, but are not limited to, checking emails often for updates from your child's school, helping them develop a new routine, creating a designated study space at home, and by scheduling breaks throughout the day. Please visit our newly launched resources for Distance Learning site for more suggestions on how to support your child's education through school closures [distancelearningresourcesforteachers](#).

We understand that many students, especially high school seniors and their families, are concerned about the impact these closures will have on their academic progress and goals. We are in communication with universities, other school districts, and the County Office of Education to develop consistent protocols in relation to grades, transcripts, scholarships, graduation criteria, promotion, college applications, and commencement celebrations. These policies will be communicated out to students and families over the next several weeks. We ask for your patience as we develop these protocols.

We continue to develop and update resources that may be helpful to students and their families:

- Available Mental Health and Wellness Resources: sccoe.link/wellness
- Activity Ideas for parents: sites.google.com/pvUSD.net/pvUSDparentideas/home
- The Santa Cruz COE web page including an interactive map of food services distributions: www.sccoe.link/coronavirus.
- Santa Cruz County Public Health www.santacruzhealth.org/coronavirus
- Map of food service locations throughout the closures: sccoe.link/food_service_map
- Centers for Disease Control website at: <https://www.cdc.gov/COVID19>.
- Unemployment Resources: www.edd.ca.gov/about_edd/online_services.htm
- Santa Cruz County COVID-19 Call Center: (831) 454-4242 between 8 a.m. 6 p.m. Monday through Friday
- In addition, residents may visit, call 211 or text "coronavirus" to 211211.

Our students, parents, teachers, and administrators have demonstrated tremendous resilience throughout school closures due to COVID-19. We are deeply grateful to the school community of Santa Cruz County for their flexibility during this unprecedented time. We will continue to provide high-quality distance learning, support, essential resources to students and families.

Sincerely,

Laurie Bruton, Superintendent, San Lorenzo Valley Unified School District
Lorie Chamberland, Superintendent, Live Oak School District
Eric Gross, Superintendent, Pacific Elementary School District
Mike Heffner, Superintendent, Bonny Doon Union Elementary School District
Tanya Krause, Superintendent, Scotts Valley Unified School District
Michelle McKinny, Superintendent, Happy Valley Elementary School District
Diane Morgenstern, Superintendent, Mountain Elementary School District
Kris Munro, Superintendent, Santa Cruz City Schools
Michelle Rodriguez, Superintendent, Pajaro Valley Unified School District
Faris Sabbah, County Superintendent of Schools
Scott Turnbull, Superintendent, Sequel Union Elementary School District



Monterey County Office of Education

Leadership, Support, and Service to Prepare All Students for Success

*Dr. Deneen Guss
County Superintendent of Schools*

March 13, 2020

Monterey County School Communities,

The safety and well-being of students, families, and school personnel are the highest priorities of all Monterey County schools, districts, and programs serving our infants, children, youth and young adults. Our school communities have been following guidance and directives from the local, state and national health departments.

Our state and local health and government entities have expressed the need to increase our preventative measures to reduce the spread of novel coronavirus (COVID-19) and the various ways we as communities can work together to do so. **There are no confirmed cases in Monterey County as of today, March 13, 2020, but in an abundance of caution and after long and careful deliberation, the Monterey County Office of Education and Monterey County School District Superintendents in conjunction with the Monterey County Health Department have decided to close all public schools and extracurricular programs in Monterey County schools for the remainder of March. Schools will be closed for students starting Monday, March 16 through Tuesday, March 31. Each district will communicate to their families regarding extending closure dates past March 31.**

Our school staffs will work together during this time to prepare and explore options of alternate education methods. We also will work to ensure that throughout the closure, districts provide the vital services and resources our schools offer to our community, including, but not limited to, free and reduced meal programs. Schools will be contacting families in the coming days about services available to them throughout the closure.

Schools are an essential service and crucial to our communities. We are facing an unprecedented health crisis in our community, and new information is surfacing rapidly. It is probable our community will see cases of COVID-19 in the coming weeks and months and this will require a measured, sustained response.

While we recognize this decision may pose challenges and hardship to many families in Monterey County, the most effective way to slow and disrupt the transmission of this pandemic is by implementing social distancing practices. **In order for these preventative measures to be effective, students should stay home and minimize social contact as much as possible to keep caregivers and adult family members safe.** Children have not been shown to be a high-risk group for serious illness from this virus. However, they can transmit the virus to those most vulnerable. Public health officials recommend that families **make arrangements** for childcare during closure that avoid leaving children with elderly or those with compromised immune systems, those who are more vulnerable to the impact of the virus.

We know this decision creates **a number of** pressing questions and concerns. More detailed information will be shared as soon as possible about this unique situation, how employees will be impacted, and how families can support student learning during school closures. As a priority, we are working to provide nutrition services to all families in alternative formats.

As parents and caregivers, you are your child's first teacher, and you are your child's most influential teacher. Ongoing developments regarding COVID-19 may be overwhelming, especially to younger children. Parents and community members can help children and youth understand the situation better by discussing their specific questions and concerns. Resources for how to talk to children and youth about COVID-19 will be shared in future communications.

(continued)



Monterey County Office of Education

Leadership, Support, and Service to Prepare All Students for Success

*Dr. Deneen Guss
County Superintendent of Schools*

This is a dynamic situation where information and circumstances can evolve quickly. For the latest updates, visit the California Public Health Department's 2019 novel coronavirus website at: <https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/Immunization/ncov2019> and for local health updates visit the Monterey County Health Department's 2019 novel coronavirus website at: <https://www.co.monterey.ca.us/government/departments-a-h/health/diseases/2019-novel-coronavirus-2019-ncov>. The Monterey County Office of Education also provides school-related updates on its COVID-19 webpage at: <https://www.montereycoe.org/resources/alerts/coronavirus/>.

We also understand that implementing these changes with such limited notice is challenging and disruptive, and we appreciate your patience and cooperation. We are grateful to community members throughout Monterey County for their tremendous prevention efforts during these challenging times.

Sincerely,

Dr. Deneen Guss, Monterey County Superintendent of Schools
Jim Koenig, Alisal Union School District
Jonathan Sison, Big Sur Unified School District
Ian Trejo, Bradley Union School District
Dr. Barbara Dill-Varga, Carmel Unified School District
Roberto Rios, Chualar Union School District
Dr. Yvette Irving, Gonzales Unified School District
Rosemarie Grounds, Graves School District
Zandra Jo Galvan, Greenfield Union School District
Rory Livingston, King City Union School District
Daniel Stonebloom, Lagunita School District
Dr. Jinane Annous, Mission Union School District
Dr. PK Diffenbaugh, Monterey Peninsula Unified School District
Kari Yeater, North Monterey County Unified School District
Dr. Ralph Gómez Porras, Pacific Grove Unified School District
Martha L. Martinez, Salinas City Elementary School District
Dan Burns, Salinas Union High School District
Josh Van Norman, San Antonio Union School District
Dr. Catherine Reimer, San Ardo Union School District
Jessica Riley, San Lucas Union School District
Tim Ryan, Santa Rita Union School District
Tim Vanoli, Soledad Unified School District
Dr. Brian Walker, South Monterey County Joint Union High School District
Eric Tarallo, Spreckels Union School District
Gina Uccelli, Washington Union School District