

Commercial Rent Abatement Matching Program

Frequently Asked Questions (FAQs)

On January 11, 2021, the City Council redirected up to \$409,000 from the Citywide Small Business Assistance grant to cover the cost of this program which provides financial assistance of up to \$7,500 in matching funds where a Commercial Landlord has or will permanently waive unpaid rent during the COVID 19 public health emergency.

This program is intended to assist commercial landlords in paying their fixed costs, many of whom are local small business owners themselves, and leverages City funds to provide additional relief to commercial tenants experiencing a loss of income due to CoVID-19-related partial or complete closure of their businesses.

How does the program work?

The Commercial Landlord and the Small Business Tenant will both complete a joint application and enter into a Commercial Rent Abatement Agreement with the City of Livermore. The City will match the amounts the Landlord has waived or is willing to waive in unpaid rent accrued during the COVID-19 pandemic up to \$7,500, giving a total combined benefit to the small business lessee of up to \$15,000. The matching grant funds are available per lessee. The grant funds will be paid to the commercial landlord. Example scenarios are stated on the Joint Application form.

What are the eligibility requirements under the program?

The following are the eligibility requirements of this program:

- 1) Applicants must be a Commercial Landlord (Commercial Property Owner) and Small Business Tenant (Lessee) of a commercial property located within the City of Livermore;
- 2) Applicants must both be in good standing with the City of Livermore (current business license, no delinquencies, and no outstanding citations/code violations);
- 3) Small Business Tenant (Lessee) must be operating or intending to return to operations in Livermore, must have gross receipts of not more than \$10 Million in calendar year 2019, and must be able to demonstrate that they have experienced a financial loss as a result of the CoVID-19 pandemic ;
- 4) This is a matching grant program. As such, Commercial Landlord (Commercial Property Owner) agrees to permanently waive or has permanently waived up rent owed and unpaid by Small Business Tenant (Lessee) if selected as a recipient of this matching program and the City of Livermore will match up to \$7,500 of that amount; and
- 5) Applicants must both be willing to enter into an Agreement with the City of Livermore in connection with this program. You can find a copy of the Agreement with the Application form for this program.

Some commercial landlords have several small business tenants who want to apply for the program. Can commercial landlords submit multiple joint applications with their small business tenants?

Joint applications should be signed and submitted by both small business tenant and the landlord. Matching grants are available per lessee. Commercial landlords can submit as many joint applications with their small business tenants as long as the small business tenant also signs the application. If the joint application is approved, the small business tenant and the landlord will both be asked to sign the grant agreement with the City.

Can the matching funds be applied to future rent?

No. This program only covers unpaid rent that the tenant owes the landlord and does not cover future rent. The landlord must state the amount of unpaid rent that has been waived or will be waived on the joint application.

Where can applicants get a copy of the Application and a sample of the Agreement? And where should the completed joint application be submitted?

The Application and the Agreement are both available on the OIED.net website. The Joint Application should be submitted to the Office of Innovation and Economic Development, Livermore City Hall, 1052 S. Livermore Avenue, Livermore, CA 94550 or via email at oied@cityoflivermore.net

What is the deadline for submission of applications?

The program is on a first come first served basis and will close when funds run out.

For questions and more information, applicants can send and email to oied@cityoflivermore.net