COVID-19 Rent Relief Program

Emergency Programs and Housing Services, Catholic Charities of Santa Clara County
What is COVID-19 Rent Relief Program
COVID-19 Rent Relief Program

• CA COVID-19 Rent Relief will help income-eligible households pay rent and utilities, both for past due and future payments.

• Helps families stay in their home and meet the minimum requirement to avoid eviction.
Who Can Apply
Landlords and Tenants
Qualifications
## Qualifications – Tenant & Landlord

### Tenant
- Behind on rent or utilities
- Experienced hardship due to COVID-19
- Income less than 80% of the Area Median Income

### Landlord
- Property owner or the property management/agency who has legal authority to lease the unit
- Have one or more eligible tenants with unpaid rent between April 1, 2020 and March 31, 2021, due to a COVID-19 related event
- Have a tenant lease or written agreement with the eligible tenant(s) or other evidence of rental relationship
- **Agree to waive 20% of the unpaid rent for the above time period**
Checklists – Tenant & Landlord

**Tenant**
- Decide if they are eligible + email address (mandatory)
- Verify their identity
- Verify income (all family over 18)
- Verify residence
- Verify rent owed
- Verify utility owed

**Landlord**
- Decide if they are eligible + email address (mandatory)
- Verify tenant’s or tenants’ residence(s)/unit(s)
- Verify property ownership
- Verify rent owed
Tenant Checklist

• Verify Identity (one of the following)
  • Government issued birth certificate, driver’s license, or identification card
  • Employment identification card
  • Marriage license/certificate or certified divorce decree
  • Current school records documenting a student’s status as full-time at a degree or certificate granting institution. (Only for household members 18 years and older)
Tenant Checklist (cont.)

- Verify Income (All household members over the age of 18 must provide one of the following)
  - IRS Tax forms such as 1099, 1040/1040A or Schedule C of 1040
  - W-2 form
  - Most recent paycheck stubs
  - Employer-generated salary report or letter stating current annual income
  - Earnings statements
  - Current bank statements
Tenant Checklist (cont.)

• Verify Residence (one of the following)
  • Lease agreement
  • Official letter from third party showing name and address
  • Government issued library card
  • Utility statements from providers
Verify Rent Owed (one of the following)

A current lease, signed by the applicant and the landlord that identifies the unit where the applicant resides and establishes the rental payment amount.

If you don’t have a signed lease, proof of your rent amount may include:

- Bank statement, check stub or other proof that shows a pattern of paying rent
- Written confirmation by a landlord who can be verified as the actual owner or management agent of where you rent
Tenant Checklist (cont.)

• Verify Utility Payment(s) Owed/Due
  • Utility bill showing past or current amount due
Tenant Checklist (cont.)

• Proof of governmental benefits that verify income, residence, and identity:
  • Medicaid, known as Medi-Cal in California
  • Women, Infants, and Children (WIC)
  • Supplemental Nutrition Assistance Program (SNAP), known as CalFresh in California
  • Food Distribution Program on Indian Reservations (FDPIR)
  • Temporary Assistance for Needy Families (TANF), known as CalWORKs in California
  • School Nutrition Programs (SNP), such as the Free and Reduced Lunch program for California families
  • Subsidized housing (including housing choice, project based, or Section 8 vouchers) that required income documentation as a condition of residency
  • Any household income-based state or federally funded assistance program for low-income persons or households
  • Any locally operated assistance program for low-income persons or households that requires household income
How Much Assistance is Provided?
How much rent will be covered?

80% of past due rent April 1, 2020 - March 31, 2021 with landlord participation.

25% of past due rent April 1, 2020 - March 31, 2021 without landlord participation.

Qualified renters can apply for up to 25% of future rent for April, May and June of 2021.
How do clients apply?
How is our program assisting them?

1. Client calls Catholic Charities program number

2. Catholic Charities schedules an appointment for the client

3. Case manager helps client fill out application on HousingIsKey website
How do clients apply?

- Call Catholic Charities (408) 273-7478
- Online directly https://housing.ca.gov/covid_rr/index.html

Clients must have an email to apply
RENT RELIEF APPLICATION PROCESS
Eligibility Questions for Tenants

A least 1 person in the tenant household must meet the following 3 criteria:

1. qualified for unemployment benefits, experienced a reduction in income, incurred significant costs, or experienced other financial hardship due to COVID–19;

   ✓ *Signed Declaration of COVID-19 Related Financial Distress meets this requirement!*

2. At risk of homelessness or housing instability: past-due utility or rent notice or eviction notice, unsafe or unhealthy living conditions, or other evidence of risk

   ✓ *Receiving a 3-day/15-Day Notice to Pay or Quit meets this requirement!*

3. Have a household income that is not more than 80% of the Area Median Income
Eligibility Questions for Tenants

Who Qualifies and What is Covered?

- Impacted tenant households with incomes ≤ 80% of AMI
- Back and forward rent, utility payments and other housing expenses.

**SANTA CLARA COUNTY (Household Income limits 2020)**

<table>
<thead>
<tr>
<th># of Pers. in Household</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
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<tr>
<td>Extremely Low (30% AMI)</td>
<td>33150</td>
<td>37900</td>
<td>42650</td>
<td>47350</td>
<td>51150</td>
<td>54950</td>
<td>58750</td>
<td>62550</td>
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<tr>
<td>Very Low Income (50% AMI)</td>
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<td>63200</td>
<td>71100</td>
<td>78950</td>
<td>85300</td>
<td>91600</td>
<td>97900</td>
<td>104250</td>
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<tr>
<td>Low Income (80% AMI)</td>
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<td>89750</td>
<td>100950</td>
<td>112150</td>
<td>121150</td>
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<td>139100</td>
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Process for Applying

Who Can Apply? How Will the Process Work?

- Landlords and Tenants May Both Apply

- Landlord Initiates Application(s)
  - Email to Tenant(s) Inviting them to Participate; Includes Link to Application
  - If submitted by both parties simultaneously system “Matches” Applications to avoid duplication

- Tenant Initiates Application
  - 5 Digit Case ID Created for Tenant
  - Email to Landlord Inviting them to Participate; Includes Link to Application and 5 Digit Case ID

- Case Management Works with Landlord and Tenant to Complete

- Applications Completed & Signed by Both Parties
  - Complete 80% Compensation
    - Non-Participatory Landlord
    - Application Complete & Signed by Tenant
      - Complete 25% Compensation
    - Non-Participatory Tenant
      - Incomplete Application
Where to Apply

Go [housingiskey.com](https://housingiskey.com) or [laviviendaesclave.com](https://laviviendaesclave.com) or [www.housing.ca.gov](https://www.housing.ca.gov)

Click here to begin screening questions and info:
Begin Process by Text - 211211

OR text “rent” to 211211 for initial screening questions

Hi from HousingIsKey.com CA and United Way! The CA COVID-19 Rent Relief effort is designed to help income eligible Californians through the payment of back rent to landlords. Funding for this effort comes from the $2.6 billion in federal rental assistance. We’ll try to connect you with the right county program. Or you can visit this site for more information: HousingIsKey.com

What’s your zip code?

94040

Are you a landlord or a tenant?

1) Tenant
2) Landlord

Please respond “1” or “2”

You are eligible.

Tap to load preview
TIPS ON APPLYING

• Landlord and Tenant will need an email address to create an account and apply

• We encourage Landlords and Tenants to inform each other if initiating an application

• Emails regarding the application will come from “Neighborly Software”

• We also encourage Landlords and Tenants to communicate and work together to complete the application!
Project Sentinel – housing.org/covid-19

Info and links to applications, checklists, resources and more!
CA COVID-19 RENT RELIEF

Visit HousingIsKey.com or call 833-430-2122
Q&A