

City of Los Angeles Emergency Renters Assistance Program

Applications will be accepted from
Monday, July 13 at 8:00 AM through Friday, July 17 at 11:59 PM

Background

To assist LA's tenants and landlords affected by the current COVID-19 health pandemic, and prevent displacement of renters, the citywide Emergency Rental Assistance Subsidy Program was created by LA City Council President Nury Martinez, the City Council and HCIDLA, with the support of Mayor Eric Garcetti. The program will provide a temporary rent subsidy for tenants in the City of Los Angeles who are unable to pay rent due to circumstances related to the COVID-19 pandemic. The program allocates \$103,000,000 to provide a rent subsidy to Los Angeles City renters impacted by the COVID-19 health pandemic and is anticipated to assist 50,000 Los Angeles households. The Los Angeles Housing + Community Investment Department (HCIDLA) is charged with the implementation of the Emergency Rental Assistance Subsidy Program (ERAS).

Information and Eligibility

The Los Angeles City Emergency Renters Assistance Subsidy Program will provide a temporary rent subsidy for eligible residential tenants in the City of Los Angeles who are unable to pay rent due to circumstances related to the COVID-19 pandemic. The subsidy will provide a grant of up to \$1,000 per month to cover the monthly lease rent (based on the rent paid as of March 1, 2020), with a maximum of \$2,000 per household. The rent subsidy will be paid directly to the tenant's landlord on the tenant's behalf. This program will be available to renters of multifamily rental housing who meet the following eligibility criteria:

1. Residents of the City of Los Angeles, regardless of immigration status. To verify if you live in the City of Los Angeles, go to: neighborhoodinfo.lacity.org;
2. Households that can provide proof of tenancy;
3. Household annual income at or below 80% of Area Median Income (AMI) level prior to the COVID-19 crisis; and

2019 HUD Low-Income Limits for Los Angeles (Formerly known as 80% of AMI)

<u>Household Size</u>	<u>Income Limit</u>
1 Person:	\$58,450
2 Persons:	\$66,800
3 Persons:	\$75,150
4 Persons:	\$83,500
5 Persons:	\$90,200
6 Persons:	\$96,900
7 Persons:	\$103,550
8 Persons:	\$110,250

Application Process

Apply at <https://hcidla.lacity.org/>

Must provide the following:

- Name
- Date of Birth (Must be 18 years of age to apply)
- Gender
- Race and Ethnicity
- Preferred Language
- Contact Information
- Household Information (All members residing in the same rental unit)
 - Total Number of Members in Household
 - How much is their monthly rent
 - How many months of rent do they owe the landlord

- Landlord contact information
 - Total amount of rent owed to landlord as of today.
 - Proof of ID and Tenancy

- If impacted by COVID-19, indicate in the following on how.
 - Workplace closure or reduced hours including lay-off, loss of working hours, income reduction resulting from business closure or other economic or employer impacts of COVID-19.
 - Loss of income, expenditures or childcare needs due to school closures.
 - Sickness with or caring for a household or family member who is sick with COVID-19.
 - Extraordinary out-of-pocket medical expenses or health care expenditures stemming from COVID-19 infection of the tenant or a member of the tenant's household who is ill with COVID-19.
 - Compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency.
 - Reasonable expenditures stemming from government ordered emergency measures.
 - Other (Specify)

- Must provide documentation to support eligibility of loss or reduction of income related to COVID-19. They will select the documents that they will submit for eligibility.
 - Employer letters, emails, and texts to prove reduced hours, lay-off or termination.
 - Paycheck stubs or bank statements.
 - School or child-care notification.
 - Health Authority communications about recommendations to stay home or self-quarantine.
 - Medical Expenses

- Tenant Certification
- Application is Complete
- After submitting the application online or over the phone, an application confirmation number will be displayed on the screen or provided. It is important that they **write down** and save the application **confirmation number**, as it will be used to track the application. If they provide an email address, the application number will also be sent to their email address. If they applied online and do not receive a confirmation email, then their application was not received.

Landlords FAQs & Information

- Landlords cannot apply for the rent subsidy on behalf of the tenants. The tenant must qualify for the program based on their household composition and income. However, the city will share information about the program with landlord organizations, and landlords are encouraged to refer their tenants to apply.
- Landlords will be notified when their tenants are approved for the program, as well as the specific months of rents that will be subsidized.
- Landlord must agree to waive any late fees, interest, or other fees. Landlords should also be aware of the COVID-19 emergency renter protections that prohibit charging interest or late fees on unpaid rent due to COVID-19. Learn more here: hcidla.lacity.org/covid-19-renter-protections.
- The rent subsidy payment will be paid directly to the landlord by direct deposit.
- IRS rules will require a 1099 to be issued for rent subsidy payments.
- Landlords must agree:
 - Not to impose any interest or late fees for rents owed.
 - Not to evict the tenant for 6 months after the Declaration of Local Emergency due to COVID-19.
 - Not to impose a rent increase during the repayment period, which covers one year after the end of the Emergency Declaration.
 - The landlord will receive one payment of \$2,000 maximum.

Additional FAQ & Information

- What are the circumstances of the inability to pay rent due to COVID-19?
 - Loss of income due to workplace closure or reduced hours.
 - Loss of income or increased childcare costs because daycare or schools are closed.
 - Medical costs for you or a household member who is ill with COVID-19.
 - Loss of income due to government-ordered emergency measures after March 13, 2020.
- The application period is NOT first-come, first-served. Applications will be randomly selected after the application period has ended on July 17th. So, all applications received by 11:59 p.m. on July 17 have an equal chance of being selected. Multiple application submissions may deem an application not eligible.

- How to know if applicants were selected to receive the rent subsidy:
 - Once the application period ends, eligible applications will be randomly selected. If an applicant is selected, they will be notified by email or phone and asked to submit documentation to prove their eligibility.
- Tenant can check the status of application by entering their application confirmation number at hcidla.lacity.org to check on status of their application. They can also call the hotline for assistance.
- If their application was eligible but not selected, they will receive an email indicating that they are now on a waiting list. Their application will continue to be on file and may be selected if more funds become available.
- The rent subsidy is paid directly to the landlord. The rent subsidy will not be paid to the landlord unless the tenant has been qualified by providing documentation to prove eligibility and the landlord also agrees to participate in the program.
- In order for a landlord to receive the rent subsidy the landlord will be required to agree:
 - Not to charge any interest or late fees for rents owed;
 - Not to evict the tenant for 6 months after the expiration of the Declaration of Local Emergency due to COVID-19;
 - Not to impose a rent increase during the repayment period, which covers one year after the end of the Emergency Declaration
- A tenant will be required to provide:
 - Proof that they are a resident in the City of Los Angeles, such as an identification card, etc.
 - Proof of tenancy, such as a rental agreement/lease, or a notice issued by current landlord, etc.
 - Proof of household income, such as a tax return, 1099 or employer contact information, etc.
 - Documentation of loss or reduced income after March 13, 2020, due to COVID-19, such as layoff letter, etc.
- There is no reimbursement or backpay. The subsidy is intended for rent-burdened tenants and will apply to current or future rent payments.
- Only one application per rental unit should be submitted. Multiple application submissions may deem an application not eligible. The total household income, including income of all adults, 18 years of age or older, living in the home, will be used to determine eligibility for the program.
- This program is designed to provide relief to tenants who were low-to-moderate income prior to COVID-19 and financially impacted by COVID-19.
- The program is open to all renters, regardless of immigration status. We will not ask for immigration status, nor is it considered in determining eligibility.