

Expanded State Rental Assistance Program for Landlords

Which landlords qualify for state rental assistance?

If you are a landlord who has one or more "eligible tenants," you can apply to get reimbursed for 100% of each eligible tenant's unpaid rent from April 1, 2020. It's no longer limited to 80% and it now extends beyond March 2021.

Which tenants qualify as "eligible tenants?"

In general, the first-round priority is for tenant households who are at or less than 50% of the Area Median Income or who have been unemployed for 90 days or more. Tenant's who have received 3-day notice to pay rent are now bumped up into first-round priority. If there are remaining funds after the first round, then tenant households with AMI up to 80% are eligible.

What if the tenant is no longer occupying the property but owes back rent? Is the landlord still eligible to be reimbursed?

Yes. Under the expanded program, the tenant is no longer required to actually be in occupancy.

If a landlord applies, are there any strings attached as a condition of receiving the money?

Yes. It is conditioned upon the landlord's agreement to accept the money as payment in full and must include the landlord's agreement to release any and all claims for nonpayment of Covid rental debt owed, including a claim for unlawful detainer for the specified time period. Local programs do not necessarily have this as a condition of payment.

Will I need the tenant to cooperate in the application process?

Yes. It is a joint effort. Both the landlord and the tenant will have to be engaged in the process.

If a landlord has already received 80% funds, must they reapply to receive the 20% "top up?"

No. Their money will be paid out automatically. ALERT! -- But the same is true for the tenant. If the tenant had previously received 25% direct rental payments on the basis that the landlord "did not participate" in the program, then the tenant may automatically receive the top up. It's important for landlords to be proactive and initiate, or at the very least, cooperate in the rental assistance program.

Where do I sign up?

Sign up at the California state website: [CA COVID-19 Rent Relief - Housing Is Key](#). If your city or county is processing the applications separately, then this website will direct you to the correct website once you begin filling out the application.

Are all cities and counties required to operate through the state program?

No. Larger cities and counties (with populations above 200,000) may administer their own programs. But they are incentivized to join, or at least, follow the state rules as outlined above.

Can a property manager apply on behalf of a landlord?

Yes. But the landlord must add the property manager to their account as a "designee" at the state website.

My county/city has opted out of the state program altogether. When can I apply?

Even when the locality has opted out, you can apply through the state for partial payment. However, the application will not be processed until the two programs are coordinated.