

# COVID-19



## RENTAL ASSISTANCE PROGRAM

### RENTAL ASSISTANCE Program *Program Guidelines*

#### PROGRAM DESCRIPTION

The purpose of the Rental Assistance Program is to support residents who are at greatest risk of displacement due to non-payment of rent related to the COVID-19 pandemic and to offset corresponding lost revenue that landlords need to provide housing services. The program provides a one-time rent relief grant directly to landlords on behalf of low-income tenants to reduce burden on tenants and ensure landlords receive the revenue needed to maintain housing services. Yolo County Housing (YCH) will be administering the program.

#### FUNDING PREFERENCES

- Funds will be awarded on a first-come-first served basis upon receipt of a complete application from eligible tenant households.
- To preserve housing stability for as many people as possible, assistance is limited per household.

#### APPLICANT ELIGIBILITY

To qualify for assistance under this program, applicants must meet the following criteria:

- Yolo County resident
- Be income eligible:
  - Very low-income tenants (up to 60% AMI) **OR**
  - Low income (up to 80% AMI) with high rent burden (30% or higher).
- Have been unable to pay full rent because they experienced and can demonstrate hardship resulting from COVID-19 in one or more of the following ways (with flexibility regarding other experiences not listed):

- Loss of or reduction in employment or wages
- Increased medical or childcare costs
- Loss of childcare
  
- Proof of economic impact can include:
  - Signed letter from employer explaining the change in financial circumstances
  - Termination notice
  - Unemployment award letter
  - Payroll check or pay stubs
  - Bank statements
  - Medical bills
  - Self-certification of inability to pay rent

In addition, HUD has indicated that the following assistance under the CARES Act is not counted as income for purpose of eligibility:

- Economic Impact Payments (“stimulus payments”)-one-time COVID-19 relief payment of \$1,200 for individuals and \$500 per child; and
- The supplemental Federal Pandemic Unemployment Compensation (FPUC) of \$600/week (Note that under current law as of the publication of this document, the supplemental payments expire after 7/31/20.)

However, “regular” unemployment compensation (including Pandemic Unemployment Assistance (PUA) and Pandemic Emergency Unemployment Compensation (PEUC)) must still be included. Additionally, any hazard pay received by workers is also counted as income (treated similarly as overtime pay).

Household income limits (HUD 2020) are:

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
Up to 60% AMI	\$38,880	\$44,400	\$49,980	\$55,500	\$59,940	\$64,380
Up to 80% AMI	\$51,800	\$59,200	\$66,600	\$74,000	\$79,950	\$85,850

## INELIGIBLE APPLICANTS

The following tenants/landlords are ineligible to participate in the Program:

- Tenants who have received assistance through another Rental Assistance Program for the same month as the current request
- Applicants that do not meet the eligibility criteria
- Applicants that have the means to pay rent
- Applicants that fail to complete the application
- Students under age 24, unless independent from family, from a low-income family, a veteran, married or has a dependent child
- Assistance (as tenant or owner) may not be provided to an employee, official, immediate family or business associate of Yolo County or City of Davis under Conflict of Interest Provisions.

## PROGRAM ASSISTANCE

The types of assistance available are:

- rent assistance
- security deposits
- utility costs (electricity, gas, water/sewer)\*
- utility deposits\*

\*only available with rent or security deposit assistance

The maximum assistance (regardless of type listed above) cannot exceed a one-time cap grant amount up to \$4,000 per household in the City of Davis and up to \$3,000 per household in all other Yolo County areas.

The program bridges the gap between what the tenant can afford and the tenant's actual rent. The required tenant's share of rent is 10% of adjusted gross monthly income. The share of monthly rental assistance will be the difference between actual rent and the tenant payment.

- Back rent or overdue utility costs due on or after July 1, 2020 are eligible for assistance
- Funds will be disbursed directly to the landlord and utility provider on behalf of the tenant
- There are no requirements for repayment of grants from this program

## APPLICATION PROCESS

1. Applicant completes online-application: [www.ych.ca.gov/COVID-19/2020.php](http://www.ych.ca.gov/COVID-19/2020.php)
2. YCH will review application to determine if the applicant meets the eligibility requirements
3. YCH will notify tenant by phone and/or email if they qualify

Applicant must gather the following documentation upon notice of qualification:

- Valid ID (any photo identification including name, date of birth, etc.)
- Current lease agreement or documentation of rent paid
- Documentation of up to 2 months income and income loss (such as paycheck stubs showing difference in amounts; copy of EDD Unemployment letter; two bank statements showing difference, Layoff Letter, etc.)
- Proof of housing crisis (such as documentation certifying tenants are behind on payments, unable to pay rent, etc.). If the tenant does not have this, they will need to certify/attest in writing that they have a bona fide housing crisis and/or do not have the ability to pay rent, security deposit or utilities

Additional Application Requirements:

- Tenant must return signed Eligibility Agreement
- Landlord/Property Owner must provide a completed W-9 form and signed Rental Assistance Contract to Yolo County Housing (YCH) before release of funds
- YCH will pay rent directly to the landlords and utility costs to the Utility Provider
- YCH will provide tenant with documentation of rent paid to landlords and Utility Provider for tenant records

Interested persons without internet access may call Yolo County Housing at 530.669.2262 to request an application to be mailed or to arrange for an appointment to pick up rental assistance application materials at YCH, 147 Main St., Woodland, Ca. 95695. Office hours are 8 am – 5 pm, Monday -Thursday. Closed Fridays. Applicants are required to wear masks and maintain social distancing when picking up applications.

