CA COVID-19 RENT RELIEF

State of California's COVID-19 Rent Relief Program

January 2022

Goals of Today's Presentation

- Find out latest updates on the COVID-19 Rent Relief program
  - Eligibility / Prioritization
  - How to get help in person and by phone
  - How to check your application status / What to expect
  - Tax information for landlords – Form 1099

Overview

- Federal rental assistance funding from the Consolidated Appropriations Act and the American Rescue Plan Act (ARPA) makes this program possible.

- Round 1 + Round 2 funds = $5.2 billion in federal funds to the CA and local governments. U.S. Dept of Treasury reallocating unspent Round 1 and 2 funds from other states. CA received first reallocation of $63 million January 2022 with more to come in spring.

- State Laws (AB 3088, SB 91 and AB 832) set the authority for:
  - Financial assistance for landlords and tenants with rent and utility debt.
  - Eviction protections for nonpayment of rent through March 31, 2022 for rental assistance applicants.
  - A temporary court process for evictions beginning October 1, 2021.

Program Updates

- **Priority given to those at highest risk of eviction and lowest income**.
- State program application portal still open – **landlords and tenants who have not completed their application are encouraged to complete as soon as possible.**
- All landlord applicants receive a notice detailing the prioritization by income and eviction risk.
- Over 100 organizations in our Local Partner Network with “boots on the ground” assist people with the application process in their communities.
- As of 1/24, **$1.8 billion** in rent and utility assistance has been paid to **151,734** households.

Because our rent relief dollars come from the federal government, California is following the U.S. Department of Treasury’s guidelines for disbursing funds. We will continue to apply for additional funds from the U.S. Treasury to help even more Californians get the financial assistance they need.

Program Parameters

- Eligible landlord and tenant applicants are compensated for:
  - Unpaid rent accrued on or after April 1, 2020
  - Current and Prospective rent (in 3-month increments)
  - Utilities (past and prospective)
- Non-Occupancy Payments: Allows rental assistance to be paid in situations where tenant has vacated the premises but still owes rental arrears.
- Payments to Landlords or Tenants: Requires tenants that receive direct payments to remit the payment to the landlord within 15 business days or face a penalty.

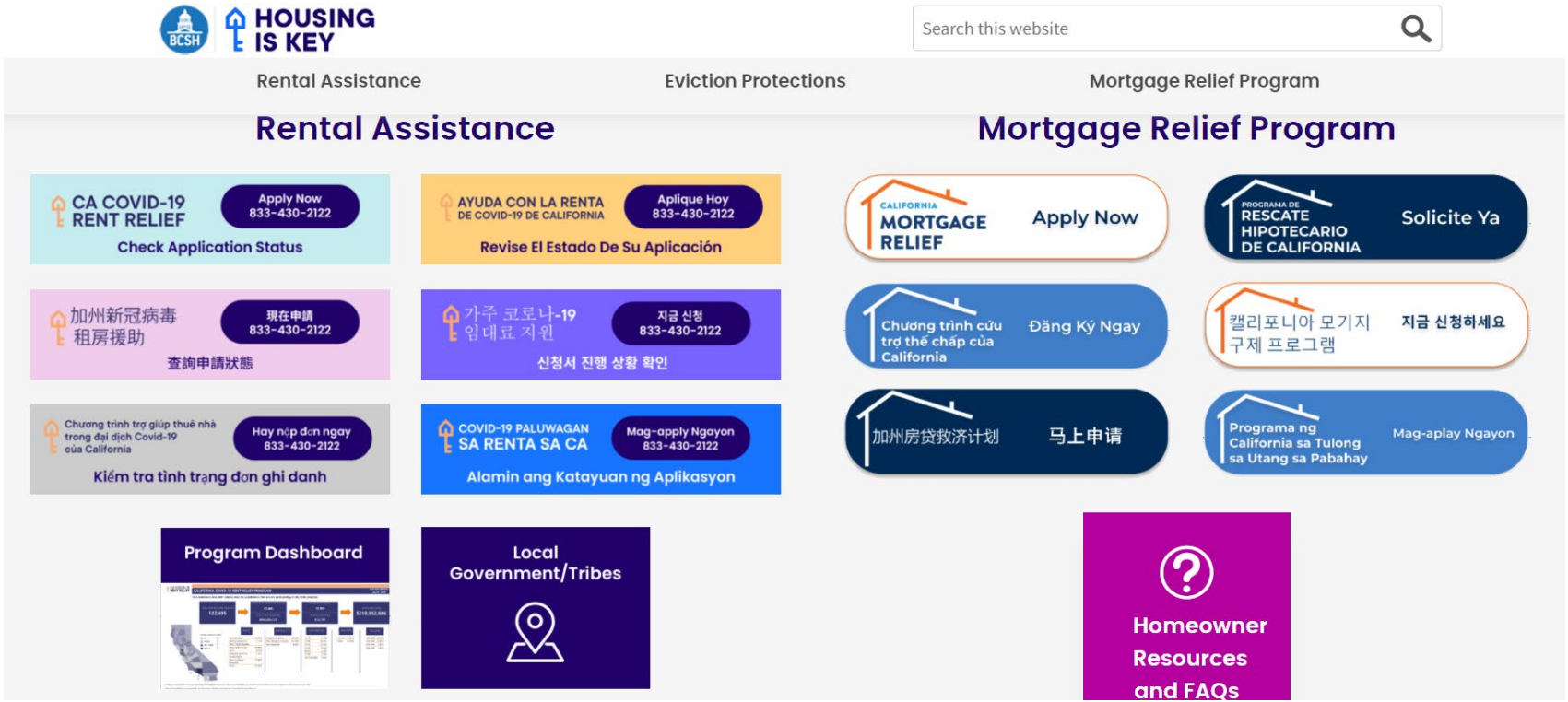
Eligibility, Prioritization & Eligible Uses

The following Tiers represent the order in which program assistance is prioritized for applicants, which is based upon the eligible household's risk of eviction as compared to the Area Median Income (AMI):

- First Tier: Households at 30% or less AMI
- Second Tier: Households at 31-50% AMI
- Third Tier: Households at 51-80% AMI
- Not eligible: Households at 81% or higher AMI

- Eligible uses to include rental arrears, prospective rent, all utilities (unless water separate from full utility bill).

HousingIsKey.com



Pre-Application Checklist

RENTERS:

One of the following:

- Your 2020 Tax Return
- 2020 W2 and 1099G if you were unemployed
- Current pay stubs
- Proof of participation in a state or federal subsidy program such as CalFresh or Cal WORKS (your 2020 or 2021 acceptance or renewal letter is preferred)

And – If you are applying for help with Utility Bills:

- Utility invoices or statements for any unpaid utility, water, trash, and internet bills after April 1, 2020

And – If your landlord is not participating in the program, or if you are not sure about your landlord's participation:

- A rent due statement; or
- A copy of your lease or rent agreement showing your name, residence address and monthly rent due

LANDLORDS:

All of the following:

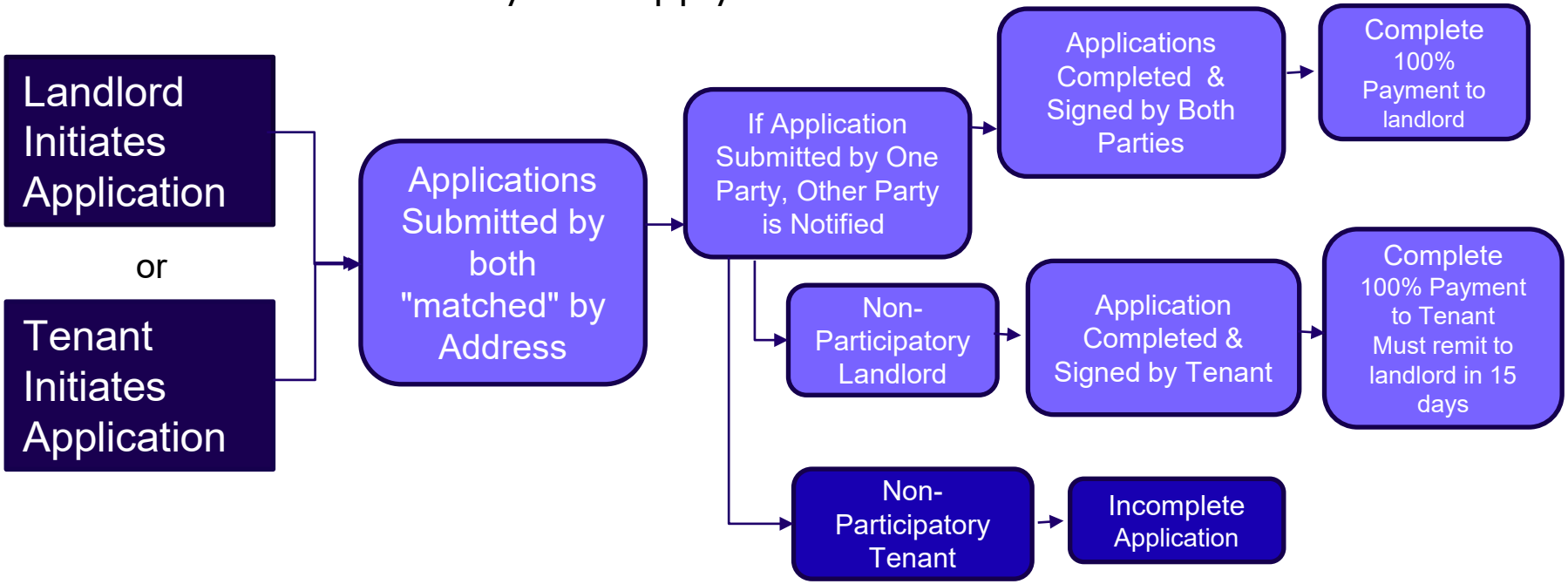
- Lease or rental agreement reflecting renter's name, residence address, and monthly rent due
- Rent ledger or rent statement showing the balance of unpaid rent from April 1, 2021
- W-9 (for tax purposes)
- Proof of property ownership (deed, insurance, etc.)

The Application is designed to give flexibility in HOW a tenant or landlord can meet these requirements.

The Pre-Application Checklist lists recommended documents, but an Applicant may also work with a Case Manager to find alternatives if necessary.

How Does the Application Process Work?

Landlords and Tenants May Both Apply



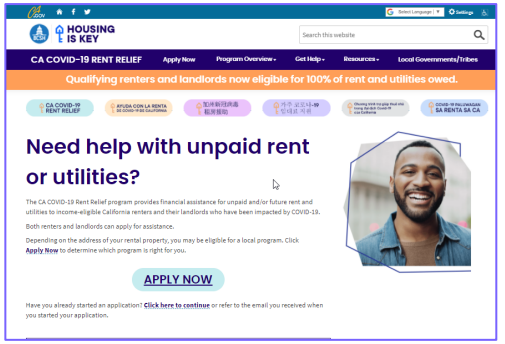
Landlords: Important Tax Information

- In accordance with federal guidelines, the CA COVID-19 Rent Relief Program is sending a completed IRS Form 1099-MISC to all landlords and utility providers that received funds from the program in 2021.
- Rent Relief payments to landlords and utility providers are includable in gross income per the IRS, and any tax-specific questions should be directed to a qualified tax professional. Reference https://www.irs.gov/newsroom/emergency-rental-assistance-frequently-asked-questions for more information.
- The Form 1099-MISC is being distributed by email as a more efficient and economical method to mail distribution.
- Program staff will continuously monitor to see if emails are not deliverable and ensure landlords and utility providers receive a copy by mail if email delivery is not possible.
- If a landlord or utility provider who received payments from the program in 2021 doesn't receive a Form 1099 by February 15, they are encouraged to call the call center at 833-430-2122.

Communicating with Landlords and Tenants

- **Housing is Key**
  - Website professionally translated into Spanish, Chinese, Tagalog, Vietnamese, Korean
  - Updated FAQs, resources pages
  - Landlords, courts, legal counsel can request proof of tenant participation from call center
  - Check your application status by logging into your application account or calling the call center at 1-833-430-2122
  - Be sure to check your email for case manager requests for more information
- **United Way 211**
  - 211 Call capability for multilingual basic information on the program.
  - Dial 211-211 for basic program information

Excerpt from Program Flyer



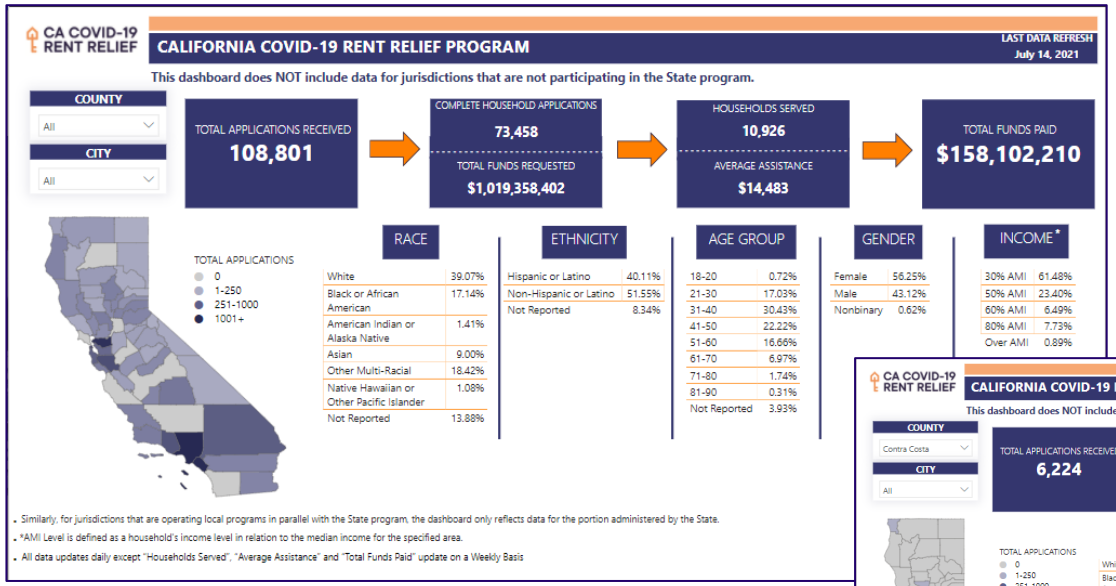
Landing Page

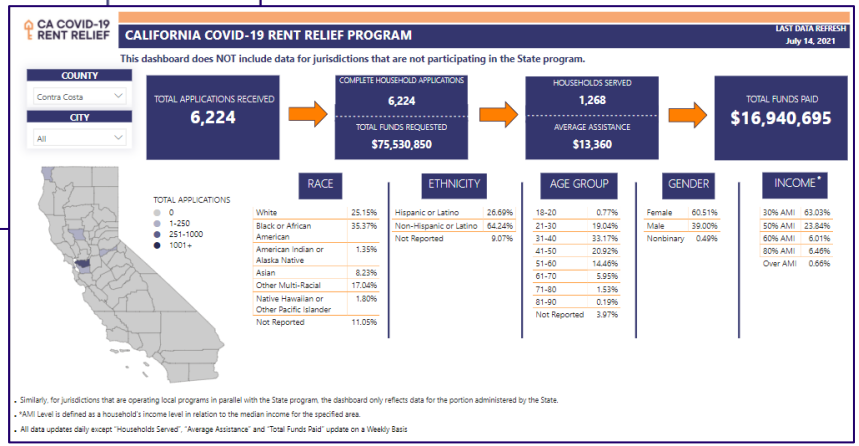
Local Partner Network

- Over 110 partners statewide
- Serving 22 different languages in person and more by phone
- Assistance available in person, by phone, or at home
- Help filling out an application or uploading required paperwork
- Make an appointment: **833-687-0967**

To find a Local Partner Network organization who can assist you, visit HousingIsKey.com or call 833-687-0967.

Rent Relief Dashboard





- Available on Housingiskey.com
- Only Covers State Program
- Payment Amounts Updated Weekly
- Sort by County, Large City

Quick Reference: Links & Phone Numbers

- COVID 19 Rent Relief Call Center: 1-833-430-2122
- Local Partner Network Appointment Center: 833-687-0967
- Address Look Up: which program serves where you live – https://www.arcgis.com/apps/instant/lookup/index.html?appid=f32435102af34d24a7420ffc432a33a6
- Find more information, FAQs, resources, phone numbers, mortgage relief program link, and more at HousingIsKey.com