



CALIFORNIA
ASSOCIATION
OF REALTORS®

California COVID-19 Rent Relief Program

Landlords Eligible for 100% Reimbursement of COVID-19 Rental Arrears

Overview

The California COVID-19 Rent Relief program provides financial assistance for unpaid rent to residential landlords with income-eligible tenants who have been impacted by the COVID-19 pandemic. Although the program is accepting applications on an ongoing basis, applicants should apply as soon as possible.

Which landlords qualify for state rental assistance?

In general, residential landlords with tenants who make at or below 80% of Area Median Income (AMI) are eligible to apply for reimbursement of 100% of each eligible tenant's unpaid COVID-19 back rent accrued on or after April 1, 2020. Tenants who earn at or below 50% AMI are prioritized, but that should not stop any landlord with a tenant who makes at or below 80% AMI from applying.

Note this is not based on the tenant's income at the time they rented the unit. Meaning, a tenant who due to loss of a job or work hours whose income went down to 80% AMI or less may qualify.

What if the tenant is no longer occupying the property but owes COVID-19 back rent? Is the landlord still eligible to be reimbursed?

Yes, the tenant is not required to be in occupancy of the unit where the arrears were incurred.

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.

Do tenants have any reason to not participate?

No. According to the state, assistance from its COVID-19 Rent Relief program does not count as earned income for tenants and will not affect eligibility for other state benefit assistance programs. According to the state, all applicant information is kept private and will not be shared. Income-eligible tenants may qualify regardless of immigration status and will not be required to show proof of citizenship.

If a landlord has already applied and received 80% of COVID-19 rental arrears, do they have to reapply to receive the remaining 20%?

No, the remaining 20% will be paid out automatically.

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" on the state's website.

Where can I apply?

For more information and to apply for rent relief, please visit the state's website at www.housing.ca.gov or call (833) 430-2122. If you need help in a language other than English, you can get assistance by calling (833) 687-0967.