

LA County COVID-19 Rent Relief Frequently Asked Questions (FAQs)

Updated: August 18, 2020

Tenant FAQs

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19. Will the property owner be taxed for receiving the rental subsidy?
20. As a renter, do I need to be behind in rent to be eligible for the program?
21. Are people who own mobile homes, but pay space rent to a landlord eligible to apply?
22. Are people who rent a room eligible to apply?

Property Owner FAQs

1. Can I apply for the rent subsidy on behalf of my tenant?
2. Can I apply the rent subsidy payment for unpaid rent or current rent owed?
3. Will the rent subsidy also cover late fees or other fees?
4. Will my tenant receive the rent subsidy?
5. Will I receive a 1099?
6. Will I need to provide a W-9?
7. What are the terms of the program that property owner must agree to?
8. Will I receive one payment or monthly payments?

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1. How does a residential tenant apply for LA County COVID-19 Rent Relief?

A tenant must complete an online application at <https://211la.org/lacounty/rentrelief>. Applications will be accepted from Monday, August 17 through Monday, August 31. If a tenant does not have access to a computer, tenants can call 2-1-1 and a representative can complete an online application on their behalf. The hotline will be available from 8:00 AM to 8:00 PM every day during the application period, and there will be representatives to assist in different languages.

2. Who is eligible for the program?

Assistance will be provided to income-eligible households financially impacted by the COVID-19 pandemic, limited to:

- Those who are currently at 30% of the median income can receive up to \$10,000.
- Those who are currently at 50% of the median income can receive up to \$7,500.

3. Are City of Los Angeles residents eligible for this program?

City of Los Angeles residents are not eligible for this program. Please refer to MyLA311 for resources by calling 311 or (213) 473-3231, or visiting www.lacity.org/myla311.

4. Are commercial properties eligible to receive rental assistance?

No, commercial properties are not eligible to receive assistance through LA County COVID-19 Rent Relief. This program is specifically for residential properties.

For business assistance, please contact the LA County Disaster Help Center by calling (833) 238-4450 or visiting lacountyhelpcenter.org.

5. 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.

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6. How do I know if my income is at 30% of the median income?

If your total gross household income, including income of all adults, 18 years of age or older, living in the home, is at or below the dollar amount for the household size listed in the chart below, you may qualify:

| Household Size | 1 Person | 2 Persons | 3 Persons | 4 Persons | 5 Persons | 6 Persons | 7 Persons | 8 Persons |
|----------------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Income Limit | \$23,700 | \$27,050 | \$30,450 | \$33,800 | \$36,550 | \$39,250 | \$41,950 | \$44,650 |

7. How do I know if my income is at 50% of the median income?

If your total gross household income, including income of all adults, 18 years of age or older, living in the home, is at or below the dollar amount for the household size listed in the chart below, you may qualify:

| Household Size | 1 Person | 2 Persons | 3 Persons | 4 Persons | 5 Persons | 6 Persons | 7 Persons | 8 Persons |
|----------------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Income Limit | \$39,450 | \$45,050 | \$50,700 | \$56,300 | \$60,850 | \$65,350 | \$69,850 | \$74,350 |

8. How will applicants be selected to receive the rent subsidy?

Residents who live in zip codes at higher risk of eviction and other socio-economic vulnerabilities will be fast tracked for assistance if they are at 50% or below the median income. Approximately 50% of the funding will be handled by immediately assisting applicants that meet these requirements.

For all other areas that are not considered high risk for eviction or other socio-economic vulnerabilities, renters at 50% of the median income or below will be able to apply and will be assigned to a Service Planning Area (SPA) based on their zip code. A formula used for the Federal Community Development Block Grant Program that takes into account population, poverty, and overcrowded housing, will be used to allocate the remaining 50% of funding available by SPA. A lottery of eligible applicants will be run at the end of the application process.

9. What zip codes are considered higher risk?

Please [click here](#) to see a list of zip codes that are considered higher risk.

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- 10. If I receive a Federal rent subsidy such as a Section 8 Housing Choice or Veterans Affairs Supportive Housing (VASH) voucher, or live in project-based Section 8 or public housing, will I be eligible for assistance from LA County COVID-19 Rent Relief?**

Renters who receive Section 8 Housing Choice or VASH voucher, or live in project-based Section 8 or public housing are **not** eligible to participate in the program.

- 11. Who is the rent subsidy paid to?**

The rent subsidy is paid directly to the property owner. The rent subsidy will not be paid to the property owner unless the tenant has been qualified by providing documentation to prove eligibility and the property owner also agrees to participate in the program.

- 12. Does my property owner have to do anything to receive the rent subsidy?**

In order for a property owner to receive the rent subsidy, the property owner will be required to agree:

- Not to charge any interest or late fees for rents owed;
- Not to evict the tenant for six (6) months after the County's Temporary Eviction Moratorium ends.
- Not to impose a rent increase during the repayment period, after the County's Temporary Eviction Moratorium ends.

- 13. What kind of information will I need to provide to confirm my eligibility to receive the rent subsidy under LA County COVID-19 Rent Relief?**

A tenant will be required to provide:

- Proof of tenancy, such as a rental agreement/lease, or a notice issued by the current property owner, etc.
- A form specifically developed for this program will need to be filled out to document income of all those in the household who are 18 and over and how the household was economically impacted by COVID-19 that is affecting the ability to meet rental payment obligations.

- 14. If a tenant is selected to receive the rent subsidy, can a tenant receive reimbursement for rent already paid to the property owner?**

No, there is no reimbursement or backpay. The subsidy is intended for rent-burdened tenants and will apply to unpaid rent obligations from March 1, 2020, or future rent payments.

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15. I have multiple adults living in my household. Should each of us submit an application?

No, only one (1) application per rental unit should be submitted. Multiple application submissions may deem an application not eligible. Your total household income, including income of all adults, 18 years of age or older, living in the home, will be used to determine your eligibility for the program.

16. Is the online application available in other languages?

Yes, the online application will be available in Spanish and English. For assistance in other languages, we encourage you to call 2-1-1 for assistance.

17. Do you have to be a U.S. citizen to apply?

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.

18. Can I file an application at this time?

The online application will be available from August 17 to August 31, 2020 at any time. The phone line will be available from 8:00 AM to 8:00 PM, seven (7) days a week.

19. Will the property owner be taxed for receiving the rental subsidy?

Yes, just as they are taxed for their regular rental income. Property owners will be required to submit an IRS-1099 form.

20. As a renter, do I need to be behind in rent to be eligible for the program?

No, a renter does not need to be behind in rent but does need to have a reduction in income related to COVID-19 and meet household income eligibility requirements.

21. Are people who own mobile homes, but pay space rent to a landlord eligible to apply?

Yes, if they can provide proof of a lease or rental agreement issued by the property owner and ownership is verified.

22. Are people who rent a room eligible to apply?

Yes, if they can provide proof of a lease or rental agreement issued by the property owner for the room. This is not the same arrangement as a group of individuals as roommates sharing an apartment or home with one lease/rental agreement. In that instance, we would need to look at the income of all occupants who are 18 and older.

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Property Owner FAQs

1. Can I apply for the rent subsidy on behalf of my tenant?

No, the tenant must qualify for the program based on their household composition and income. However, we have shared information about the program with apartment associations, and property owners are encouraged to refer their tenants to apply.

2. Can I apply the rent subsidy payment for unpaid rent or current rent owed?

Property owners will be notified when their tenants are approved for the program, as well as the specific months of rents that will be subsidized.

3. Will the rent subsidy also cover late fees or other fees?

No, a property owner must agree to waive any late fees, interest, or other fees. Property owners 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.

4. Will my tenant receive the rent subsidy?

No, the rent subsidy payment will be paid directly to the property owner by direct deposit.

5. Will I receive a 1099?

Yes, IRS rules will require a 1099 to be issued for rent subsidy payments.

6. Will I need to provide a W-9?

Yes, property owner will need to provide a W-9.

7. What are the terms of the program that property owner must agree to?

Property owners must agree to:

- Not to charge any interest or late fees for rents owed;
- Not to evict the tenant for six (6) months after the County's Temporary Eviction Moratorium ends.
- Not to impose a rent increase during the repayment period, after the County's Temporary Eviction Moratorium ends.

8. Will I receive one payment or monthly payments?

The property owner will receive one (1) payment.