

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 80% of each eligible tenant's unpaid rent between April 1, 2020, and March 31, 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. If there are remaining funds after the first round, then tenant households with AMI up to 80% are eligible.

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.

Is there a checklist of items that I will need?

Yes. See this checklist from HousingIsKey.com: [Landlord Checklist \(ca.gov\)](#)

When does the application process begin for the state program?

For the state program, landlords will be able to submit an application by March 15, 2021. The state website is required to be available 24 hours a day, seven days a week, with a 99 percent planned uptime rating.

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 on March 15. However, the application will not be processed until the two programs are coordinated.