

Emergency Rental Assistance Program

Tenant FAQ's

When can I apply?

The application period will begin at 8 a.m. on Monday, March 8, 2021 and continue through 5 p.m. on Friday, March, 19, 2021.

Where can I find information on the program?

Visit cityofirvine.org/erap for details.

Who can apply for this program?

Residential renters in Irvine can apply for this program. This program is not available to commercial, industrial, or other types of business-related tenants. We will work with the landlords to distribute the grants. If your landlord is unwilling to participate, we will work with you, the tenant, to distribute the grant.

How long will it take to process my application?

Our goal is to process applications and issue payment within three to four weeks from the close of the application period. However, processing time may be extended if deemed necessary for application review.

What are the eligibility requirements?

- ▶ Must be at or below 80% Area Median Income (however, per State guidelines, below 50% Area Median Income will be prioritized first).
- ▶ Must be a residential renter in the City of Irvine.
- ▶ Must have a current and valid lease.
- ▶ Renter must demonstrate a financial hardship as a direct result of the COVID-19 pandemic (2020 Tax Returns, 2020 W3s, paystubs, 3 months bank statements, etc.).
- ▶ Must not have received other rental assistance from any governmental agency, including Section 8 vouchers or project based vouchers; individuals that received grant assistance in the City's previous Rental Assistance Program are eligible to apply.

I have back rent from last year (2020), will the Program provide assistance?

Yes, the program prioritizes back rent from April 1, 2020 to March 31, 2021.

If I'm eligible, how much rental assistance will I receive?

The amount of assistance will depend on the cooperation of

your landlord. If you have back rent, eligible, and have landlord participation, 80% of your back rent will be paid for through the program, if your landlord agrees to forgive the remaining 20% of your back rent. If you have back rent, eligible, and do NOT have landlord participation, only 25% of your back rent will be paid for through the program.

I applied for the City's Rental Assistance Program last year (2020), am I still eligible to apply?

Yes, you and your household are still eligible to apply for this program.

I have multiple adults living in my household. Can any adults listed on the lease submit an application?

No, only one application will be accepted per household.

What types of documents do I need to provide?

Documents you may submit with your application include, but are not limited to, the following:

- ▶ 2020 Tax Returns (if available)
- ▶ 2020 W2
- ▶ Three months of most recent paystubs
- ▶ Three months of bank statements
- ▶ Unemployment letter (if applicable)
- ▶ Past due rent and/or eviction notices (if applicable)
- ▶ Letter from your employer stating a reduction in income and/or hours (if applicable)
- ▶ Documents showing financial hardship directly or indirectly to COVID-19 that threatens the household's ability to pay the costs of the rental property when due.

Do you provide the rental assistance funds directly to me?

The rental assistance funds are provided directly to your landlord to be credited to your account. To verify, you may request a copy of your rent balance from your landlord. If your landlord is unwilling to participate, we will work with you to distribute the grant.

Should I tell my landlord I'm applying?

Yes. Communication between renters and landlords is important. This will also avoid duplication, as duplicated applications may be cause for terminating both applications.

How do I calculate if my household is at or below 80% Area Median Income?

Based on your household size and your annual income of your entire household, for Orange County, eligible households will fall in either at or below 80% AMI. If your family does NOT fall at or below 80% AMI, your household is not eligible for this program. For example, if your household size is 4 and the annual income for your entire household is \$72,565, your household falls in the 80% AMI category. Another example, if your household size is 2 and the annual income for your entire household is \$38,647, your household falls in the 50% AMI category. See table below:

Household Size	1	2	3	4	5	6	7	8
50% AMI	\$44,850	\$51,250	\$57,650	\$64,050	\$69,200	\$74,300	\$79,450	\$84,550
80% AMI	\$71,750	\$82,000	\$92,250	\$102,450	\$110,650	\$118,850	\$127,050	\$135,250

