

EMERGENCY RENTAL ASSISTANCE PROGRAM

LANDLORD FAQ'S



APPLY NOW

Do you have one or more eligible renters with unpaid rent between April 1, 2020 and March 31, 2021, due to a COVID-19 related event?

Do you agree to receive only 80% of unpaid rent and waive the remaining balance of 20% of the unpaid rent?

Apply now at www.chulavistaerap.com.

What is the process you are following to verify that my property is within the City of Chula Vista?

We are using the City of Chula Vista's GIS database to verify that the property is within City limits.

Will I be responsible for reimbursing the City of Irvine for any payment that is determined to be an overpayment or fraudulent request?

Yes. If there is an overpayment or misrepresentation and/or fraud by the tenants, we will ask the landlord to return funds. If the tenant is no longer leasing with the landlord at the time of fraud determination, we will seek other actions against the tenant.

Can I apply the funds I receive for my tenant's unpaid February 2020 or March 2020 balance?

No, the grant for back rent is only applicable from April 1, 2020 to March 31, 2021.

How can I help my tenant with the application process?

Be prepared to confirm the household has a current lease, verify any back rent amount due and to complete a W-9 form, if requested.

Can I apply on behalf of my tenant(s)?

Yes, you may apply on behalf of your tenant. Eligibility for the program is based on the tenant's information and they will need to apply and to submit their personal documentation. You will need to work together as co-signers of the application.

Will my tenant receive the rental assistance payment?

No. Per program guidelines, rent payments will be payable directly to the landlord. We will work with landlords to obtain the necessary documentation to distribute the grant. If the landlord is unwilling to participate, we will need to work with the tenant to distribute the grant.

How will I know if my tenants are awarded the rental assistance funds and how will I receive the funds?

If your tenant is awarded, an email will be sent notifying both the tenant and the landlord of such results and guidance on next steps.

How much assistance can my tenant(s) receive?

The program prioritizes households with back rent. If your tenant has back rent from April 1, 2020 to March 31, 2021, the program can assist with 80% of the back rent, provided the landlord agrees to forgive the remaining 20%. For example, if your tenant owes \$10,000 for the months of November 2020 through March 2021, and is eligible to receive assistance, you, the landlord, will receive \$8,000 and the remaining \$2,000 will be forgiven by landlord. If the landlord is not willing to participate, your tenant will only receive 25% of their back rent and we will work with the tenant to distribute the grant.

How many days do landlords have to consider whether we want to participate (i.e. forgiving 20% of back rent)?

We will reach out to you and give you 21 calendar days to respond. If we do not receive a response, we will assume that you, the landlord, is not willing to participate in the program.