



COVID-19 Emergency Rental Assistance Program Affordable Housing Owners FACT SHEET

Program Overview

Oakland's Emergency Rental Assistance Program (ERAP), using Federal emergency rental assistance funds, will provide financial assistance to owners of 100% Affordable Housing buildings and their low-income tenants impacted by COVID-19 to cover past rent due. Funding is provided to the property owners.

- The application period opens on **April 1, 2021** and will close **May 7, 2021** or upon expenditure of funds.
- Funding is limited to covering the lesser of: 1) a period of no more than twelve months or 2) \$15,000 per household. The program can pay up to 100% of rent due, subject to availability of funds.
- Affordable housing owners who want to apply after May 7, 2021, or for whom the City program is unable to fund, may apply to the State starting May 8, 2021.

Eligibility

- An owner of a 100% restricted Affordable Housing Property located in Oakland who has one or more eligible tenants who have unpaid rent accrued from April 1, 2020 through March 31, 2021.
- Tenant Eligibility:
 - At least one or more individuals living in the household has:
 - qualified for unemployment; or
 - experienced a reduction in household income, incurred significant costs, or experienced a financial hardship due to COVID-19; *and*
 - At least one or more individuals living in the household can demonstrate a risk of experiencing homelessness or housing instability¹; *and*
 - Household income at or below 50% of Area Median Income (AMI); see below:

¹ Demonstration of "at risk of housing instability or homelessness" may include: past due utility or rent notice or eviction notice; unsafe or unhealthy living conditions; or other evidence as determined by City.

Affordable Housing Owners
COVID-19 Emergency Rental Assistance Program

	Household Size							
	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
Low Income	\$45,700	\$52,200	\$58,750	\$65,250	\$70,500	\$75,700	\$80,950	\$86,150

Household income is based on HUD’s definition of “annual income” in 24 CFR 5.609 and is determined based on monthly income at the time of application.

TO APPLY:

To begin the application process, Affordable Housing Owners must fill out a Property Profile Application Form excel spreadsheet which can be obtained by emailing housingassistance@oaklandca.gov. Please note in subject line: **ERAP for Affordable Housing**. This Application Form will include instructions.

Applications will be reviewed for completeness and eligibility. Following an initial review, Centro Legal de la Raza will be processing all applications.

Applicants visiting the ERAP online portal at <https://hpp.bayareacs.org> will be provided with the same directions on how to apply.

Duplication of benefit protocols are in place to ensure that if a tenant in your property also applies through the online portal for rental assistance, the review of the tenant application will be discontinued. Tenants may still utilize the portal to cover arrears in their utility payments.

All applicants must provide:

1. Landlords must include a written release from the tenants in order to apply on their behalf that includes their wet or electronic signature. Funds cannot be provided without this signed release.
2. Executed Lease.
3. Verification of tenants’ income.
4. Verification of COVID-19 impact: qualified for unemployment benefits or experienced a reduction in household income, incurred significant costs or experienced other financial hardship due directly or indirectly to COVID-19.
5. Verification of being at risk of experiencing homelessness or housing instability.

For more information contact:

City of Oakland
Housing and Community Development Department

Email: Maryann Leshin at mleshin@oaklandca.gov

Visit: www.oaklandca.gov/resources/housing-resources-erap-emergency-rental-assistance