



CITYSERVE EMERGENCY RENTAL ASSISTANCE PROGRAM

Are you struggling to pay rent due to financial hardship resulting from Covid-19?
You may be a candidate for the Emergency Rental Assistance Program!

ABOUT THE PROGRAM

The COVID-19 Emergency Rental Assistance Program (“ERAP”) has the objective of mitigating potential homelessness and displacement of existing Pleasanton or Dublin residents who are experiencing a decrease in household income due to the COVID-19 pandemic, and thus, unable to pay their rent, by providing a grant to assist eligible tenants pay for delinquent rent.

APPLICANT ELIGIBILITY

Eligible program participants must:

- Be current residents of Pleasanton or Dublin with a valid residential lease for an apartment, house, duplex, condominium, townhouse, mobilehome, a site within a mobilehome park where the applicant’s mobilehome is situated, or both a mobilehome and a site for the mobilehome from the mobilehome park management with a third-party landlord for at least 6 continuous months;
- Have a household income not exceeding 80% Area Median Income (AMI) established for Alameda County, adjusted for household size (see below), prior to the countywide Shelter In Place order issued on March 16, 2020 (“pre-COVID period”);
- Be in good standing with payment and terms of their lease prior to the countywide Shelter In Place order issued on March 16, 2020, as verified by landlord; and
- Show documentation of loss of income of at least 20 percent due to COVID-19 as a result of employment and/or school/childcare closures and/or inability to work due to COVID-19, illness or caring for a family member infected by the disease.

2020 Maximum Income Limits

Households	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
80% AMI	\$73,100	\$83,550	\$94,000	\$104,400	\$112,800	\$121,150	\$129,500	\$137,850

Interested applicants must submit the following documentation:

1. Current Residential Lease Agreement in Pleasanton or Dublin;
2. Verification of household income of 80% AMI or below pre-COVID period of January 1, 2020 through March 15, 2020 and during Shelter in Place order period beginning March 16, 2020, specifically January through March 2020 paystubs and the last three months of paystub sat the time of application;
3. Landlord verification that tenant’s rent was current prior to the March 16th Shelter in Place order issued countywide; and
4. Verification of COVID-19 financial impact that has reduced a household income by at least 20 percent, including but not limited to:
 - Termination Notice from employer
 - Unemployment Award letter
 - Payroll check or Pay stubs reflecting reduction in salary
 - Bank Statements

INELIGIBLE APPLICANTS

Applicants would be ineligible to participate in the program if:

- They are immediate relatives, through blood or marriage (i.e. child, parent, sister, brother, grandparent, aunt, uncle) of their landlord.
- They are renting a room in a single-family/townhome residence (i.e. subletting situation), and there is no valid Residential Lease.
- Applicants already participating in the City’s Rapid Re-Housing program.

PROGRAM ASSISTANCE

The maximum grant assistance is \$2,500 per household to pay for up to one month of delinquent rent. Funding awarded may not exceed \$2,500 and will represent the lesser of the tenant’s actual monthly rent or the applicable Maximum Affordability Rent for households at 80% AMI, adjusted for unit size (i.e. number of bedrooms). Applicants residing in 3-bedroom units will only receive the maximum \$2,500 assistance, not the affordable rent below.

For example:

1. Tenant has been unable to pay two month’s rent for one bedroom apartment for which rent is \$1,500 (for a total rent arrears of \$3,000). Qualified tenant is eligible for \$1,550 payment to tenant’s landlord (the \$1,500 one month’s rent). No additional grant funds will be provided for the second month’s, as program only provides assistance for up to one month.
2. Tenant has been unable to pay two month’s rent for a two-bedroom apartment for which rent is \$2,500 per month (for a total rent arrears of \$5,000). Qualified tenant is eligible for \$2,500 payment to tenant’s landlord (the \$2,500 one month’s rent). The program cannot assist with the second month’s rent, the \$2,500 maximum grant has been reached.

2020 Housing Affordability Maximum Rent

Unit Size*	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Maximum Affordable Rent 80% AMI	\$1,828	\$2,089	\$2,350	\$2,820

**Rent calculations are based on the following household size assumptions: Studio= 1 person; 1 BR= 2 persons; 2 BR= 3 persons; and 3 BR= 5 persons*

FUNDING PROCESS

Eligible applicants will be funded on a first come, first serve basis.

HOW TO APPLY

Applicants may submit an application online at cityservecares.org/renthelp, or request an application by phone (925) 208-0660, or by email renthelp@cityservecares.org.