



Emergency Rental Assistance Program

Landlord FAQ's

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

We are using the City of Irvine'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, Irvine 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.

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 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)?

While you can encourage your tenant(s) to apply, they must apply themselves. Your tenant will be asked to supply personal documentation specifying how COVID-19 impacted their household and to certify the accuracy of the information as part of the application process so they must apply themselves.

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 and you, the landlord, is willing to participate in the program, you 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.

Can the landlord apply for the program?

No, to prevent duplication, the program will have the tenant apply and provide the landlord's contact information. Once we have verified the tenant is income eligible and has been selected through the lottery, we will reach out to the landlord for distribution of 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.