



Emergency Rental Assistance Program & AB 832 FAQ's



- Q:** Has the moratorium been extended?
A: Yes, Assembly Bill 832 extends the COVID rent moratorium through September 30th, 2021.
- Q:** Is the program going to pay 100%?
A: Yes, Rental assistance will increase to 100% for periods: April 1st, 2020 – Sep 30th, 2021
- Q:** What about the cases that have already been funded? Will they be able to receive the difference in funding?
A: Yes, for landlords or tenants who have already received assistance, “top up” payments getting them to 100%. Payment will be processed automatically.
- Q:** Will tenants that did not have landlords participate be able to receive 100% funding?
A: Yes, if the landlord does not participate in the process, the tenant can apply and receive the full 100% funding. However, Tenant / Representative must make 3 documented outreach attempts for landlord’s participation.
- Q:** Do the tenants need to turn over the payment to the landlord?
A: Yes, If the payment is provided directly to a tenant, the tenant must provide the full amount to the landlord in full within 15 business days of receiving the funds. The tenant must attest that they will do this under penalty of perjury.
- Q:** What happens if the tenant does not turn over the money to the landlord?
A: If a tenant receiving this payment does not provide payment within 15 days, you are at risk of being evicted and the debt will still be owed. The tenant may be viewed as having committed fraud.
- Q:** Can a landlord call El Concilio to see if their tenant has applied for assistance?
A: Yes, the landlord has a right to be informed if their tenant is receiving assistance and shall be notified of total amount of assistance paid and for what time periods.
- Q:** Are landlords able to recover rent debt in situations where a tenant no longer occupies the residential unit?
A: Yes, if the landlord can prove the tenant would have qualified. i.e.: income verification
- Q:** If the landlord did not participate in the 1st case/application process, can they opt in to receive the remaining balance?
A: Yes, they can now decide to participate and sign the “opt in landlord participation” attestation acknowledging that the tenant initially received the 25% and the landlord agrees to accept payment as payment in full for the rental debt owed by any tenant.
- Q:** When can a case have a final decision once it has been submitted?
A: Within 15 days, If the application is complete and all required documentation has been submitted.
- Q:** Can a landlord still evict tenants with the current moratorium?
A: Yes, Landlords can still evict for reasons unrelated to paying rent i.e., lease or rental agreement violations or property damages.