

COVID-19 Rental Assistance Programs

The Public Health Emergency (“Emergency”) has put a financial burden on renters in the District of Columbia. This document provides the essential information for emergency rental assistance programs including funding sources, availability of funds, eligibility requirements, and contact information for the Community-Based Organizations (“CBOs”) administering the application process. The rental assistance programs are:

I. **COVID-19 Housing Assistance Program (CHAP)**

a. **Tenant Benefits:**

- i. Depending on the availability of funds, renters may apply for up to six months of overdue rent from April 2020 onward.

b. **Eligibility Requirements:**

- i. Renters must be District residents who have resided in their units since February 29, 2020.
- ii. Renters must owe rent during the Emergency.
- iii. Renters must demonstrate that they are unable to pay rent because they lost employment due to COVID-19.
- iv. Renters must demonstrate they are delinquent on rent or are unable to pay rent because they have lost employment due to COVID-19.
- v. Renters are not eligible if they received ERAP assistance in the past twelve months.
- vi. Renters must earn 80% of the Median Family Income (MFI) or below to qualify, based on the CHAP Income Schedule:
 1. The MFI for DC is \$126,000 per year for a family of 4, and varies based on household size.
 2. See the CHAP Income Schedule below (reflecting monthly income after taxes):

Household Size	30% MFI	50% MFI	60% MFI	80% MFI
1	\$2,125.00	\$3,541.67	\$4,250.00	\$4,529.17
2	\$2,429.17	\$4,045.83	\$4,855.00	\$5,175.00
3	\$2,733.33	\$4,550.00	\$5,460.00	\$5,820.83
4	\$3,033.33	\$5,054.17	\$6,065.00	\$6,466.67
5	\$3,279.17	\$5,462.50	\$6,555.00	\$6,987.50
6	\$3,520.83	\$5,886.67	\$7,040.00	\$7,504.17

c. Application:

- i. Begin the application process by completing the Central Intake Portal Application.
- ii. Here is the application link: [Central Intake Portal Application](#)
- iii. This form is also used to determine ERAP assistance eligibility. After completing the application, the applicant will be routed for a meeting with one of the three administering CBOs listed in the next section.

d. Administering CBOs:

- i. Greater Washington Urban League – (202) 524-8175 or by email at covidrent@gwul.org.
- ii. Housing Counseling Services – (202) 667-7713
- iii. United Planning Organization – (202) 231-7910 or (202) 231-7922

e. Available Funds:

- i. \$6.2 million program created by the Department of Housing and Community Development (“DHCD”) and funded by the federal Community Development Block Grant (CDBG).

For more information on CHAP, please visit <https://coronavirus.dc.gov/node/1483516>.

II. COVID-19 DHCD Tenant Based Rental Assistance Program

a. Tenant Benefits:

- i. Depending on the availability of funds, renters may apply for at least six months of rental assistance from April 2020 onward.
- ii. Income and number of bedrooms factor into the amount of the financial assistance.

b. Eligibility Requirements:

- i. Renters must be District residents who have resided in their units since February 29, 2020.
- ii. Renters must owe rent during the Emergency.
- iii. Renters must demonstrate they are unable to pay rent.
- iv. Renters must demonstrate they are delinquent on rent or are unable to pay rent because they have lost employment due to COVID-19.
- v. **Renters must live in a rental property of 50 units or less.**
- vi. Renters must earn 60% of the Median Family Income (MFI) or below.
 - 1. The MFI for DC is \$126,000 for a family of 4, and varies based on household size.
 - 2. See the income chart below (reflecting annual income after taxes).

Household Size	30% MFI	60% MFI
1	\$26,500.00	\$52,920.00
2	\$30,250.00	\$60,480.00
3	\$34,050.00	\$68,040.00
4	\$37,800.00	\$75,600.00
5	\$40,850.00	\$81,660.00
6	\$43,850.00	\$87,720.00

c. Application:

- i. To begin the application, please contact one of the CBOs listed in the next section.

d. Administering CBOs:

- i. Housing Counseling Services – (202) 667-7713
- ii. Latino Economic Development Center – (202) 588-5102 or (202) 540-7401

e. Available Funds:

- i. \$1.5 million program created by the Department of Housing and Community Development (“DHCD”) and funded by federal HOME dollars.

For more information on the COVID-19 DHCD Rental Assistance Program, please visit <https://coronavirus.dc.gov/page/dhcd-tenant-based-rental-assistance-program>.

III. Emergency Rental Assistance Program (ERAP)

a. Tenant Benefits:

- i. ERAP continues to assist renters during the Emergency.
- ii. Depending on the availability of funds, renters may apply ERAP assistance to cover rent arrearage:
 - 1. Not to exceed five times the fair market rent for the Metropolitan area based on unit size and zip code, established by HUD.
 - 2. This fund may also cover late fees and associated court fees necessary to keep the tenant in their housing.
- iii. The cap of five times the fair market rent may be waived in any of the following circumstances:
 - 1. Applicant lives with 6 or more individuals.
 - 2. Individual living in the unit has a disability or extended illness and losing housing poses a serious threat to health or safety.
 - 3. The applicant is applying during a public health emergency (PHE) or within 180 days thereafter.

4. During a PHE and for 180 days thereafter, ERAP may pay for an arrearage equal to as many months of rent as the total number of months that the PHE has been in effect.

- iv. Renters may apply to ERAP to receive assistance in paying their security deposit and first month’s rent.
 - 1. The maximum payments of the security deposit and first month’s rent are the value of one month’s rent.
- v. A renter may only apply for ERAP once every twelve months.

b. Eligibility Requirements:

- i. Renters must be District residents.
- ii. Renters must owe their housing provider rent.
- iii. Renters must earn 40% of the Median Family Income (MFI) or below.
 - 1. The MFI for DC is \$126,000 for a family of 4, and varies based on household size. See the income chart below (reflecting annual income after taxes).

Household Size	40% MFI
1	\$35,280.00
2	\$40,320.00
3	\$45,360.00
4	\$50,400.00
5	\$55,440.00
6	\$60,480.00

c. Application:

- i. To go through the application process, please contact one of the seven CBOs listed in the next section.
- ii. Documentation required for ERAP are limited to the following:
 - 1. Document proving residence in DC at the time of application.
 - 2. Unit’s household income and assets.
 - 3. Number of bedrooms in the unit occupied by the applicant.
 - 4. Number of people in the applicant’s household.
 - 5. Facts and circumstances surrounding rent arrearage, security deposit, or first month’s rent, including that the applicant unit is responsible for payment.

d. Administering CBOs:

- i. Catholic Charities
 - 1. Call-in for appointments: 1st and 3rd Monday of the month 9 am – 11 am.
 - 2. Office: (202) 338-3100
 - 3. Website: www.catholiccharitiesdc.org

- ii. Housing Counseling Services, Inc.
 - 1. Appointments Only: Call from 9:00 am-5:00 pm on the first business day of each month at (202) 667-7339.
 - 2. ERAP Recorded Information Line: (202) 667-7339
 - 3. Website: www.housingetc.org
- iii. Salvation Army- National Capital Area Command (NW office)
 - 1. Call in for appointments on 2nd and 4th Monday of the month.
 - 2. Office: (202) 332-5000
 - 3. Website: www.salvationarmynca.org
- iv. Salvation Army- Solomon G. Brown Social Services Center (SE Office)
 - 1. Office (202) 678-9771
 - 2. Call in for appointments on 2nd and 4th Friday of the month
- v. Virginia Williams Family Resource Center
 - 1. Appointments are scheduled on the 3rd Wednesday of each month starting at 9 am by phone call only.
 - 2. Office (202) 312-5510, or Fax (202) 312-5598
 - 3. Website: www.community-partnership.org
- vi. The United Planning Organization
 - 1. ERAP Scheduling (202) 231-7922
 - 2. Website: www.upo.org
- vii. The Greater Washington Urban League
 - 1. Call in for appointments 3rd Monday of the month.
 - 2. Office: (202) 265-8200,
 - 3. Website: www.gwul.org

For more information on ERAP, please visit <https://dhs.dc.gov/service/emergency-rental-assistance-program>.

IV. "202 Assist" Program

a. Eligibility Requirements:

- i. Renter must be a Ward 8 resident.

b. Application:

- i. Renters must complete an application: <https://www.lh4us.org/forms>.
- ii. Renters must email completed form to LHAdmin@lhndc.org and attach the Rental Assistance Application.
- iii. The subject line for the email should be "202Assist – [Tenant's Last Name] – [Tenant's Phone Number in format 2021234567]".

c. Administering CBOs:

- i. Lydia’s House and Housing Counseling Services are assisting the John Wall Family Foundation (“JWFF”) in identifying qualified applicants and dispersing rent relief.
 - 1. Lydia’s House- (202) 373-1050
 - 2. Housing Counseling Services – (202) 667-7713

d. Available Funds:

- i. Washington Wizards All-Star guard John Wall, in collaboration with the JWFF, launched the “202 Assist” program in late May as a one-month fundraising effort. The program raised \$ 554,360.

For more information on the “202 Assist” Program, please visit <https://202assist.com/>.

In addition, landlords must develop a rent payment plan for renters that experience a direct or indirect financial hardship caused by the Emergency. For more information on rent payment plans, please see “OTA’s COVID-19 Tenant Rights and Resources Guide” on the OTA’s website.

For questions about any of the services the Office of the Tenant Advocate provides, please contact us at 202-719-6560. For up-to-date information and resources regarding COVID-19 and DC Government operations, please visit coronavirus.dc.gov.