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ADMINISTRATION AND MANAGEMENT DIVISION**

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Conforming Local Rental Assistance Program

The following document will serve as the basis for the Department of Housing and Community Development's (Department) evaluation of a conforming local rental assistance program pursuant to Health and Safety Code Section 50897.2(a)(5). All other applicable requirements provided in [SB 91](#) and the federal [Emergency Rental Assistance Program](#) (ERAP) continue to apply to grantees that receive state rental assistance resources.

Prioritization

A conforming local rental assistance program must align prioritization of resources as provided in Health and Safety Code Section 50897.1 (b), principally prioritizing households at or below 50% AMI and up to 80% AMI, or unemployed for 90 or more days; but in doing so, may provide equal or stronger prioritization to include the following:

- Prioritization by deeper income targeting (i.e. 30% AMI and below)
- Prioritization by rent-burden
- Prioritization by qualified census tracts
- Prioritization by property size (i.e. small landlords)
- Other related factors that the Department deems to be consistent with prioritizing populations with demonstrated need

Eligible uses

For the purpose of stabilizing households and preventing evictions, a conforming local rental assistance program must prioritize rental arrears pursuant to Health and Safety Code Section 50897.1 (c)(2).

Compensation

A conforming local rental assistance program must follow the exact compensation parameters as described in the bullets below for rental arrears as provided in SB 91, both for landlord participating and non-participating processes, respectively.

- For assistance provided through the participating landlord process, as defined in Health and Safety Code Section 50897.1(d), compensation shall be exactly 80% of an eligible household's unpaid rental debt from April 1, 2020 to March 31, 2021. The remaining unpaid rental debt must be forgiven in accordance with that subdivision.
- For assistance provided through the non-participatory landlord process pursuant to Health and Safety Code Section 50897.1(e), compensation shall be exactly 25% of an eligible household's unpaid rental debt from April 1, 2020 to March 31, 2021.

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- A conforming local rental assistance program may provide compensation for prospective rent. Prospective rent payments shall be exactly 25% of an eligible household's monthly rent pursuant to Health and Safety Code Section 50897.1(f) and in accordance with the federal ERAP program.

Documentation

A conforming local rental assistance program may not institute additional programmatic requirements that may inhibit participation in the program, as provided in Health and Safety Code Section 50897.2 (a)(6). This prohibition shall include the following:

- Documentation requirements that intentionally or unintentionally result in discrimination against protected classes, including documentation formats that are inaccessible to persons with a disability
- Requirements that de facto require legal resident status
- Documentation standards that disadvantage vulnerable populations, such as requiring driver's licenses, formal leases, or documentation of citizenship
- Application or documentation requirements that collect unnecessary information, such as personally identifying information from the tenant household in excess of the minimum information required to validate the application and prevent fraud
- Participation requirements that demand households open bank accounts with a specific financial institution to be eligible for receipt of funds
- Other related documentation requirements that the Department deems could inhibit landlord or household participation in the program