

# Carver County Rental Property Support Program

January 2021



## Purpose

The Rental Property Support Program will provide emergency assistance to Carver County rental housing property owners on behalf of Carver County tenants for housing expenses to reinstate housing or prevent evictions due solely to the inability to make payments. Property owners will apply for funds on behalf of their tenants, and if approved, will receive funds to cover identified tenants' rent arrears.

## Funding

Funding is available on a first come first serve basis. Up to \$10,000 or six months' worth of rent will be available per tenant for tenants who did not use any other funds. Up to \$5,000- or three-months' worth of rent will be available per tenant for the tenants who used other housing funds.

## Application Process

- Applications will be accepted on a first come, first serve basis.
  
- Applications can be found online on the Carver County and the Carver County CDA's websites. Paper applications will be available in the front lobby of the Carver County Government Center, the Carver County CDA office, and at various community sites throughout the county. Additionally, landlords can request that an application be mailed, emailed or faxed to them.
  
- The following verifications will be collected before the application is deemed complete:
  - Property owner W9
  - A full signed copy of the lease and most recent rent increase letter (if applicable)
  - If a management company is applying, a copy of your management contract for the property where you are applying
  - Documentation of uncollected rent
  - Tenant attestation of COVID impact and confirming dates of residency

## Eligibility Guidelines

The rental units must be in Carver County and occupied by tenants who:

- Lived in the units during the rent accrual;
  
- U.S Citizen, LPR or other legal immigrant status or have dependent children in the home who are U.S. Citizens or have a legal immigrant status;
  
- Household income of 115% or less of area median income (less than \$83,203 for household of 1; less than \$95,105 for households of 2; less than \$107,008 for households of 3; less than \$118,910 for households of 4 etc.);
  
- Household experienced a loss due to COVID-19 that is impacting their housing stability:
  - Employment loss or delay between March 1, 2020 to present
  - Reduced employment hours between March 1, 2020 to present
  - Unable to work because of a COVID-19 diagnosis or a household member was diagnosed with COVID-19

- Loss of childcare or are needed in the home for minor children who are distance learning
- Do not have sufficient funds to cover housing or utility costs, including earned income, Minnesota Family Investment Program (MFIP), disability benefits, Unemployment Insurance, stimulus payments, etc.;
- Has eligible expenses incurred from December 1, 2020 and September 30, 2021;
- Residents receiving subsidized housing or other rental assistance are not eligible for this service. Those that have utilized other forms of emergency assistance for the current month do not qualify for the current month; and
- Will not be evicted for other reasons.

NOTE: Carver County and the Carver County Community Development Agency reserves the right to revise these guidelines as needed to best address the impact to residents of the current pandemic.