

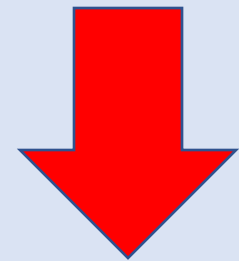
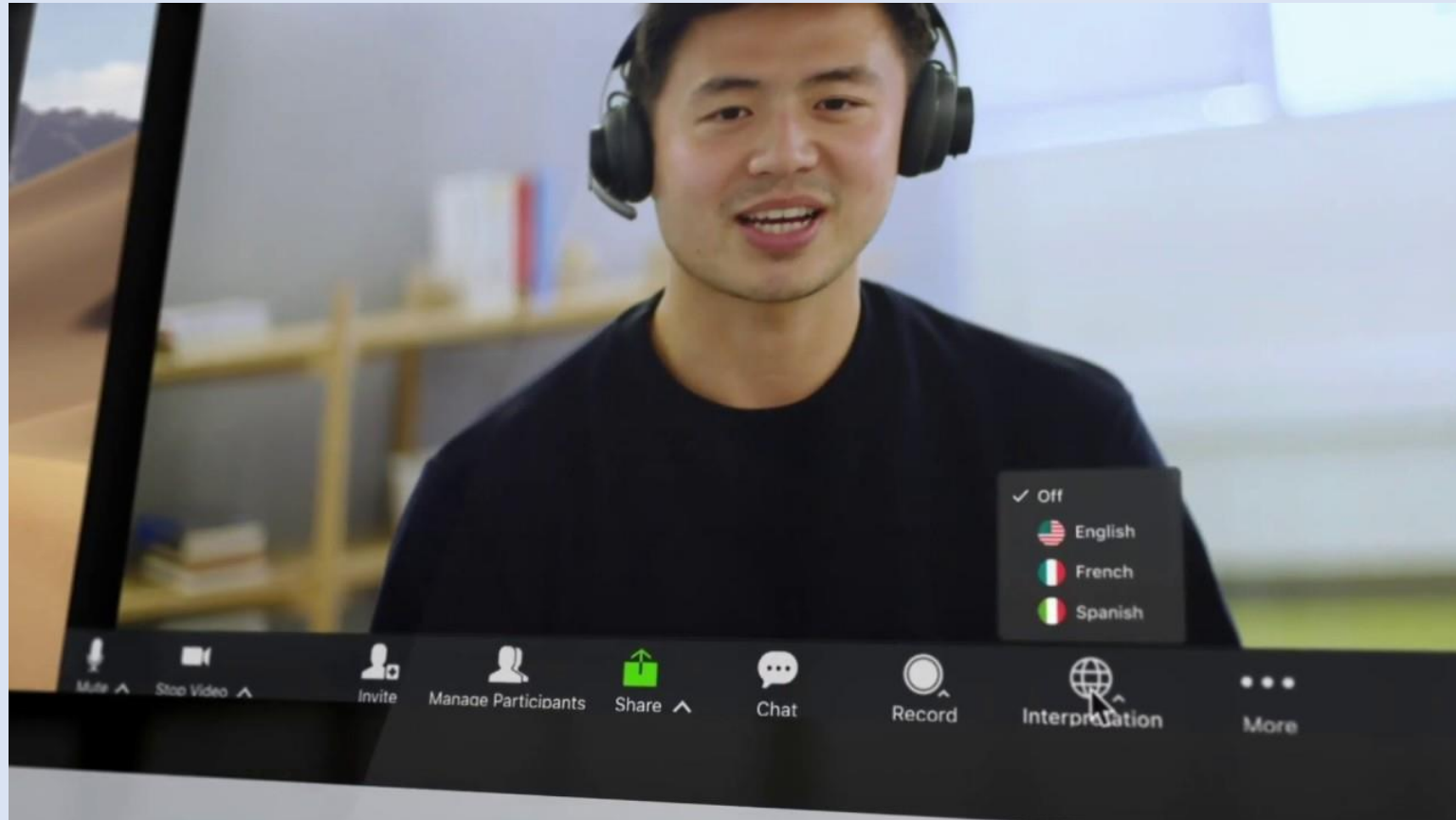


# **RENTAL ASSISTANCE 101**

**How to Get the Support You Deserve**

**Wednesday, April 28 • 5:30pm to 7:30pm**

# Welcome! ¡Bienvenidos! 欢迎!



# Agenda

- Intro Activity – Renee Wilson
- Overview and Common Questions – Senator Nikil Saval and Ali Mooney, PHDC
- How to Apply – Julia Tackett
- Renter Protections – Vikram Patel, Community Legal Services
- Audience Questions
- Resource list

Intro Activity – Put an X in the chat if this statement applies to you

Statement #1: I successfully got rental assistance in a previous round of this program

Intro Activity – Put an X in the chat if this statement applies to you


Statement #2: I needed rental assistance this past year, but had trouble applying

Intro Activity – Put an X in the chat if this statement applies to you

Statement #3: I am planning to apply for this current round of rental assistance

Intro Activity – Put an X in the chat if this statement applies to you

Statement #4: I deserve rental assistance because housing is a human right



This one applies to everyone!

## Intro Activity – Fill in the blank

We need to keep everyone housed because home is \_\_\_\_\_.

Ex. We need to keep everyone housed because home is the foundation of my family life.



# Rental Assistance Application Guide

# Applicants

- Who this program is designed for:
  - Renters who lost income due to COVID OR COVID-related financial hardship
  - Renters who are behind on rent
  - Renters who are afraid their landlords won't participate
  - Renters who wouldn't be able to afford a rent repayment plan
- Landlords who intend to evict for nonpayment
- Landlords with tenants who are unable to complete the application process

# Applicants

- You can still apply if:
  - You don't live in the unit anymore but still owe rent (cannot be used for rent owed before April 2020)
  - You want to pre-pay future rent (up to 3 months)
  - Landlord has already filed for eviction for nonpayment
  - You do not have a formal lease in place
  - You received support in an earlier round of Rental Assistance
  - You HAVEN'T lost income during COVID, but have increased expenses as a result of COVID

# Self-Certification

- This program requires that applicants meet 3 criteria:
  - Housing instability
  - Financial Hardship
  - <80% AMI

Many of the pieces of this application can be SELF-CERTIFIED; that is, you do not need to submit supporting documentation (ie, paystubs from a company that has since gone out of business.)

Self-certify where you can – it can help your eligibility!

# “Financial Hardship”

- Grocery delivery fees
  - Childcare expenses
  - Support for family members who have lost income
  - Transportation expenses
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- If your costs have gone up OR your income has gone down, you may be eligible!

# Residence Information

- Names of everyone living in household
- House/apartment information: location, number of bedrooms, monthly rent amount
- If housing is owned by PHA or paid for with Section 8
  - If yes, need to submit eligibility letter from PHA
    - Email [INFO@PHA.PHILA.GOV](mailto:INFO@PHA.PHILA.GOV) if you need another copy – include your name, address, and when assistance began

# Residence Information

- Name of landlord or management company
  - This info gets verified by PHDC – you do not need to submit proof!
- NOTE: If landlord has already registered, they will have been assigned an ID number. Online application will alert you if landlord is registered; get this ID number from your landlord.
- Application ID if you or landlord received support through previous phase of Rental Assistance

# Residence Information

- Application will ask you about some conditions of your unit (is the heat working, are there infestations, do sinks and tubs drain, is the water safe for drinking?)
  - ANSWER HONESTLY; unsafe conditions will not disqualify you!
- You do not need to submit a lease!
  - An out-of-date lease cannot be considered
  - Check the date on your lease! If it has expired, DO NOT UPLOAD IT!
  - Instead, report that you are renting month-to-month



# Residence Information

- Your PECO or PGW account number (if applying for past due utility amounts)
- Information on amounts owed:
  - Utility bills, shutoff notices
  - Statements from landlord or property management company
    - Back rent owed
    - Late fees, penalties
    - Legal fees (ie, for eviction filings)
    - Security deposit

# Income Information

- Wage/salary information for anyone living in household
- Letters stating any public benefits (back to Jan. 2020)
  - SNAP
  - Medicaid
  - SSI
  - SSDI
  - TANF
    - All of the above programs have STRICTER income requirements than this rental assistance program. If you are eligible for the above programs, submit those documents! Your eligibility to the above programs can help prove your eligibility for this program.

# Income Information

## Documents:

- UC or PUA Letter (“Notice of Financial Determination”)
- SSI or SSDI benefits letter
- Public benefits letter
- Paystubs
- W-2, or tax filings



## Where to get them:

Can be downloaded from your UC or PUA dashboard. If you can't log in, or can't find it, email [UCpua@pa.gov](mailto:UCpua@pa.gov) or [UChelp@pa.gov](mailto:UChelp@pa.gov) with your name and social security # for another copy

Can be ordered at SSA.gov or call 1-800-772-1213

Call PA Department of Human Services: 1-800-692-7462

Contact employer, HR department, of payroll processing company (ADP, Paychex, Intuit, etc.)

Can be ordered online at IRS.gov or call 1-800-908-9946

# Get in touch!

- We're here to help!
- Call us at: 717-787-5662
- Follow us on social media for more events and program updates
- Field offices coming soon!

# Philadelphia Eviction Prevention Project

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- [www.PhillyTenant.org](http://www.PhillyTenant.org)

Information, flyers, templates, links to resources!

- TURN's Know Your Rights Classes (on zoom)

Daily at 12:30pm, Mondays & Wednesdays at 6pm

Register at [www.PhillyTenant.org](http://www.PhillyTenant.org)

- Philly Tenant Hotline 267-443-2500

Call for advice and connecting to legal services (Community Legal Services, SeniorLAW Center, Legal Clinic for the Disabled).



# Can I be evicted right now?

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- Court is open, if you have a court date, you must go to your hearing.
- Eviction lockouts are still on hold because of the pandemic through May 16, 2021 (may be extended).
- If you had a COVID hardship, sign the CDC Declaration and give it to your landlord to protect you through June 30, 2021.
- Apply for rental assistance!
- Your landlord cannot illegally lock you out without going to court first.



# You have options for help with your application!

- Call 311 to get help over the phone or if you need help in person they will connect you with your closest NAC
- Call the Philly Tenant Hotline at 267-443-2500
- Call Save Your Home Philly Hotline at 215-334-4663 to get an appointment with a housing counselor near your home
- Call Philadelphia Unemployment Project at 215-557-0822, option 4, to speak to a housing intake person who will set up an appointment with a housing counselor
- Call Senator Saval's office at 717-787-5662 to work with our constituent services team

# ¿Necesita ayuda en español?

Oficinas Virtuales, contacta por correo electrónico: [oficinasvirtuales215-gmail.com](mailto:oficinasvirtuales215-gmail.com) o por texto/llamada a María Turcios: (267) 225-8816 o Marguerite Kise: (215) 518-0486

Oficinas Virtuales es un proyecto colaborativo entre el Colectivo PAICA y Mutual Aid Philly. Se formó con el objetivo de proporcionar apoyo uno a uno a los residentes de Filadelfia de habla hispana que están interesados en el Programa de Asistencia de Alquiler de Emergencia. Oficinas Virtuales es un proyecto dirigido por voluntarios que no sólo ayuda a los solicitantes a determinar la elegibilidad y llenar la solicitud, sino que también cree en apoyar a los inquilinos inmigrantes para conocer sus derechos y acceder a más agencias de vivienda. Cualquier noticia o novedades sobre este programa de apoyo se publicará en Facebook.

@New.Sanctuary.Movement.of.Philadelphia