



FACT SHEET FOR LANDLORDS

The City of Baltimore Department of Housing and Community Development (DHCD) has launched a one-time emergency program to provide landlords and tenants with a managed solution to address short-term rental delinquencies incurred between April 1, 2020, and ending June 30, 2020.

The program provides that most landlords of approved tenants will receive payment for back rent for April, May, and June 2020, up to 80% of the contract rent. DHCD reserves the right to impose additional limitations in extraordinary cases.

Landlords are expected to take the amount as rent paid-in-full for the covered months. In order to provide tenants with the space to recover financially, the program also requires landlords not to initiate filings for eviction due to nonpayment during July and August, although the tenant will still owe contract rent for those months. Under the COVID-19 Temporary Rent Support program, each party bears part of the cost during a very difficult time in the residential rental industry.

Subsidy Calculation:

DHCD will calculate the subsidy amount to be paid to the landlord on behalf of the tenant as follows:

1. The program covers delinquent rent from April, May and or June 2020. Delinquent rent cannot include late fees, interest, or other penalties.
2. If the tenant is not approved for unemployment benefits, DHCD will pay the landlord up to 80% of delinquent contract rent, for each month.
3. If the tenant is approved for unemployment benefits, the landlord will be paid up to 80% of the delinquent contract rent for each month. DHCD will pay half of the amount and the tenant will be responsible to pay half.

Eligibility:

- Housing units must have a valid rental license with DHCD for the period from April 1 through June 30;
- Tenants must have satisfied rent obligations incurred before March 31, 2020;
- Tenants must demonstrate loss of income due to COVID-19;
- Tenants must not be receiving other government housing assistance (Section 8, Housing Choice Vouchers, etc.);
- Building must not be eligible for the State Assisted Housing Relief Program;
- Tenants must have income less than or equal to 50% of Area Median Income (AMI) prior to the crisis.

HOUSEHOLD SIZE	MAXIMUM ANNUAL HOUSEHOLD INCOME
1	\$36,400
2	\$41,600
3	\$46,800
4	\$52,000
5	\$56,200
6	\$60,350
7	\$64,500
8	\$68,650

Priority Considerations:

If demand exceeds available funding, DHCD will allocate on a priority basis to applicants with the following household characteristics:

- One or more members who are at least 60 years old
- One or more members who are children under the age of 18
- Three or more total members in the household
- No household member approved for unemployment benefits

Application Process and Subsidy Timing:

1. Tenant applies for assistance.
2. DHCD eliminates applicants already receiving government housing assistance and/or living in units without valid licenses.
3. DHCD verifies tenant income and calculates the subsidy amount.
4. DHCD notifies landlords and/or property managers of tenant applications.*
5. DHCD contacts landlord or property manager to verify delinquent rent amounts, contract rent, and discuss the arrangement.*
6. DHCD provides grant agreement to tenant and landlord for signature via DocuSign.* (Both parties must agree in order to participate.)
7. Tenant pays the tenant contribution if any.
8. DHCD authorizes check payment to the landlord.
9. If the tenant is required to contribute, and has not paid their contribution by August 31, 2020, the grant agreement will terminate and its provisions will be null and void.

*There will be several time-sensitive responses needed from landlords to verify information and finalize the arrangement. Please monitor your email closely, and if you are working through a property manager, ensure that they are ready to respond.