Rental assistance for those most likely to become homeless after an eviction, to suffer severe health consequences if evicted and to promote equity for groups of people disproportionately impacted by COVID-19 in Thurston County.

What is the Landlord's role for qualifying applicants?

Anyone who accepts rent is considered a landlord for this program. This includes rent for one room and agreements between family and friends.

- When a tenant applicant is accepted into the program, Community Action Council will contact their landlord to complete the Landlord Payment Agreement Form and provide a copy of their most recent IRS W-9 form.
- Landlords can expect rent payment on behalf of the tenant to be paid through the Community Action Council.
- Participating landlords must agree to forgive any remaining unpaid rent between March 1, 2020 through the months paid for by this program and not to raise rent through December 31, 2020 (unless specified in an agreement made before the date of application). No late fees or additional charges can be made for the months covered by these funds.
- Landlords are not eligible to apply directly, but can encourage their tenants to apply.
- Eligible applicants have current income (last 60 days) at or below 50% Area Median Income, have at least one month of unpaid or partially paid rent since March 2020 and at least one factor from a specific list of circumstances that increase risk of housing instability.

The Eviction Rent Assistance Program can cover up to three months of unpaid rent at 80% or Fair Market Rent for whichever amount is higher.

Examples
If one month of unpaid rent is $1,800 for a 3-bedroom unit, 80% is $1,440 and Fair Market Rent is $1,689 for a 3-bedroom. So the program would cover up to $1,689 a month for three months.

If one month of unpaid rent is $2,200 for a 3-bedroom unit, 80% is $1,760 and Fair Market Rent is $1,689 for a 3-bedroom. So the program would cover up to $1,760 a month for three months.

Questions?
(360) 438-1100
Press 8 for Housing, then 7 for ERAP
www.caclmt.org

Community Action Council of Lewis, Mason & Thurston Counties

Community Action Council (CAC) is a private nonprofit organization established in 1966 for providing essential services to individuals and families. CAC has distributed the Housing & Essential Needs program in Thurston and Mason counties since the program's inception in 2011. CAC case managers are highly skilled, collaborative team members who assist clients in stabilizing their housing and reaching their short and long term goals.