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Housing Stabilization Grant 2022 FAQ's

Landlord Questions

1. Who is eligible to apply?

- The program will be available to two groups:
 - i. Affordable housing properties financed by the Housing Production Trust Fund (HPTF), Low Income Housing Tax Credits (LIHTC), HOME, CDBG, or other funds in the District portfolio of affordable housing projects.
 - ii. Small housing providers who own 20 units or fewer in the District of Columbia.

2. When can I apply?

- The application will be open from 9 AM on Monday, September 12, 2022, and will close at 5 PM on Friday, September 30, 2022. Here is a [link to the application](#).

3. What documents do I need to prepare for the application?

- Deed for the property
- Active business license for the property
- Clean Hands Certificate for each of the principle owners dated with 90 days of the application submission date from the [Office of Tax Revenue](#).
- Valid, government-issued ID
- Rental Ledgers for each month from October 1, 2021 through August 31, 2022
- Form W9 for each of the principle owners
- Voided business check

4. How much money will I get for my property?

- The need for each property will be assessed proportionally to the other applications received. The award will be based on approved need and funding availability.
- Funding can be used to pay unpaid back rent (not including fees or other charges) from October 1, 2021 through August 31, 2022.
- The maximum grant award per unit is \$2,500 a month or less.
 - i. A unit equates to an efficiency, or several bedrooms with a separate bathroom and kitchen. For example, a home or apartment with 3 bedrooms, 2 bathrooms and one kitchen is considered one unit, even if each bedroom is leased separately.

5. What can I use the grant award for?

- The grant award can be used to for bank rent due from select tenants from October 1, 2021 through August 31, 2022. If the award amount is not sufficient to cover entire past due amount, the outstanding balance during the awarded time period, including base rent, fees, and other charges, will need to be forgiven by the landlord.

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6. Are market rate units eligible?

- Only at the small properties with 20 units or less. Awards are still capped at \$2,500 per unit per month and any past-due balances in excess of \$2,500 per month on tenant accounts will have to be forgiven for the time period covered by the ground.

7. Some of my tenants have already received rental assistance from other programs. Does my property still qualify?

- This grant program will not cover back rent for any months during which a unit/tenant received other forms of public rental assistance. This includes vouchers, public assistance or any of the rental assistance programs including the following programs:
 - i. Emergency Rental Assistance Program (ERAP)
 - ii. STAY DC

8. If my property received a Housing Stabilization Grant in 2020, is it still eligible for a grant in 2022?

- Yes.

9. My property does not receive any public subsidy. Can you help me?

- If your property does not have public subsidy but you are a housing provider with 20 or fewer units in the District in your entire portfolio, you may qualify for this Housing Stabilization Grant Program through the Office of the Deputy Mayor for Planning and Economic Development (DMPED), which you can [apply for here](#). Other rental assistance programs are also available for residents to apply directly to at [Rental Assistance | DC](#).

10. I receive voucher payments for the units at my property, but the resident hasn't paid their portion of the rent. Can I apply for the remaining past-due balance for those months?

- No, units cannot have received other forms of public assistance for the months from October 1, 2021 to August 31, 2022. However, please reach out to DCHA directly to speak with their HCVP Department directly. They can adjust the resident portion of the delinquent rent.

11. I have an ADU on my property. Can you help me?

- Please have your resident(s) go to [Rental Assistance | DC](#). They will need to apply for assistance directly and it can be paid directly to the housing provider.

12. Do I need to submit resident leases?

- Not at this time, though we reserve the right to request lease agreements should they become necessary to clarify eligibility.

13. Who qualifies as a principle owner?

- A principal owner is someone who owns 20% or more of the property.



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14. Do I need to submit a social security number for all of the principle property owners?

- Yes, we need a SSN from all principal owners because a Form W9 and Clean Hands will be required from each principal owner as well.

15. Do I need to submit my taxes or audits?

- Not at this time. If the grants team requires additional information, they will notify you.

16. How can Limited Equity Co-ops (LEC) use this grant for tenants/co-op members? Do the carrying charges of a district-funded LEC qualify?

- The LEC board can apply as the property owner

17. Do I need to list DMPED or City First as certificate holders or additional insured on the COI?

- No, that is not necessary, you just need to submit a COI for a valid and current Rental Property Insurance policy (also called "Landlord Insurance") with your application but you do not need to list other certificate holders for the purposes of this grant.

Tenant Questions

1. I am an individual resident with delinquent rent. What should I do?

- Please go to [Rental Assistance | DC](#) for programs you can apply to directly as a tenant to get delinquent rent paid down.