



# House Wake! COVID-19 Eviction Prevention Program

## Frequently Asked Questions

### What is the House Wake! COVID-19 Eviction Prevention Program?

Wake County launched this program on Sept. 29 to prevent renters in our county who've been financially impacted by COVID-19 from becoming homeless.

The three-step program offers:

1. **Financial assistance** through a partnership with Telamon Corporation to help tenants and landlords cover rent shortfalls resulting from a loss of income due to COVID-19.

The program will pay 50% of any unpaid rent owed for March – December 2020. As an agreement to receive public funding, landlords will forgive any remaining rent owed and offer three months of 25% discounted rent after assistance ends (Jan. – March 2021). In exchange, landlords must also agree not to pursue eviction during the duration of assistance. The tenant is required to pay the full discounted rent in the agreement of the landlord not pursuing eviction

2. **Free legal support** through a partnership with Legal Aid of North Carolina for tenants who need legal services, provided pro bono, including but not limited to: CDC eviction moratorium guidance with technical assistance to complete affidavits, mediation services, and homeless prevention assistance for tenants who need legal counsel to negotiate filed evictions with landlords.
3. **Assistance relocating eligible residents** whose housing could not be stabilized through steps 1 or 2.

### Who is running the program?

Wake County has partnered with Telamon Corporation to be the program administrator for the first step of the program. Telamon staff will receive applications for all interested residents and process them accordingly.

If an agreement cannot be made in the first step, residents will be referred to Legal Aid of North Carolina for step 2. They have partnered with Wake County to offer free legal counsel for tenants facing eviction or who need additional legal support such as filing affidavits for the CDC eviction moratorium.

### How do I apply for the program?

You can apply by:

- Visiting [wakegov.com/housing](https://wakegov.com/housing)
- Emailing [housing@telamon.org](mailto:housing@telamon.org)
- Calling **919-899-9911** and requesting an application be sent to you



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#### How long does the approval process take?

Once you have submitted all the necessary information and supporting documents, you can expect to be contacted to discuss your application within 72 hours Monday – Friday.

#### Who is eligible for help from the House Wake! COVID-19 Eviction Prevention Program?

Residents are eligible if:

- They are renters legally residing in Wake County;
- They have a legally binding NC lease that covers the assistance period;
- They have been economically impacted during the COVID-19 pandemic period of March 13 – present, resulting in the loss of income and inability to pay rent; and
- They do not receive any other forms of rental assistance payments such as Housing Choice Voucher - Section 8, or senior housing or disabled housing with rental assistance subsidies.
- While there are no income requirements, priority will be given to those whose income does not exceed 80% of area median income at the end of 2019/pre-COVID-19;

#### Annual Median Income (AMI) for Wake County:

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person
80 % Area Median Income	\$52,750	\$60,250	\$67,800	\$75,300	\$81,350

#### What documents do I need to apply?

In order to process your application, please submit the following documents:

- House Wake! COVID-19 Eviction Prevention Application
- Copy of your lease agreement
- Copy of your NC Driver's License or NC Identification Card Or 2019 tax return
- COVID19 Economic Impact supporting documentation or Certification Affidavit
- Pre-COVID-19 Wage and Income Documentation for all persons in the household over the age of 18.
- Current wage and income verification documents or Certification Affidavit for all persons in the household over the age of 18.



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#### **What if my landlord does not agree to rent forgiveness?**

If your landlord does not agree to the first step in the program, and you meet eligibility requirements, then you will be recommended for step two in the program. It provides free legal services to help tenants facing eviction or who may need additional legal assistance.

#### **How many months of assistance can I apply for?**

You can receive financial assistance for any unpaid back rent owed for March – December 2020 up to 50%. As an agreement to receive public funding, your landlord will forgive any remaining back rent and offer 25% discounted rent (Jan. – March 2021).

All approved applicants will have their options discussed and an agreement made that fits their circumstances.

#### **I have more questions, who can I speak to?**

You can call **919-899-9911** or email [housing@telamon.org](mailto:housing@telamon.org) for questions regarding the program.

#### **I don't have access to a computer, can I still apply?**

Yes! Applications can be mailed or faxed to you if you call **919-899-9911**. You will then receive instructions on how to submit your information.

#### **Is this program affiliated with the CDC Eviction Moratorium?**

While this program is not directly affiliated with the national eviction moratorium, step 2 in our process can offer legal assistance with completing necessary applications and submitting forms for the national program.

#### **I am already receiving financial assistance to help cover my rent, can I apply for this program as well?**

No, if you are already receiving rental assistance you are not eligible for this program.