



## Community & Economic Development

P.O. Box 1609, Mammoth Lakes, CA, 93546  
(760) 965-3630 [planning@townofmammothlakes.ca.gov](mailto:planning@townofmammothlakes.ca.gov)  
[www.townofmammothlakes.ca.gov](http://www.townofmammothlakes.ca.gov)

### Town of Mammoth Lakes CARES COVID-19 Emergency Rental Assistance Program

#### Frequently Asked Questions (FAQs)

**1. How do I know if I qualify for participation in the program?**

Please read the ML CARES rental assistance program guidelines for information on eligibility requirements. A copy can be found on the Mammoth Lakes Housing website at <https://mammothlakeshousing.org/rental-assistance-program/>.

The steps involved in determining eligibility include first determining how many people are living in your household. Generally, this is every person who currently lives in the house at the time of application submission, including persons who are unrelated. Next, add all annual gross income together for every adult over 18 years of age who lives in the household. The total amount of annual income cannot exceed the maximum amount specified in the table below for the number of persons living in the household.

# of Persons in the Household	1	2	3	4	5	6	7	8
Maximum Annual Household Income	\$45,300	\$51,800	\$58,250	\$64,700	\$69,900	\$75,100	\$80,250	\$85,450

Based on the 2020 CDBG Income Limits for Mono County.

**2. I have a loss of income and cannot pay my rent. Am I eligible to apply?**

Yes, so long as the income loss is related to the COVID-19 pandemic.

**3. How much money can I receive, and will I be able to pay past due rent?**

Eligible households will receive up to \$500 in monthly rent support for a maximum of three (3) months. Payments will be made directly to landlord/property management agent or company and can be applied to current monthly rent payments or rental debt payment that occurred during the period of March 18, 2020 to present.

**4. I am on a lease with others (i.e., roommates, spouse, family members). Can each of us apply for rental assistance?**

No. Applicants in this situation should submit one (1) application that details the income information for each household member. Any duplicate submission for the same lease agreement or housing unit will be rejected.

**5. Can I submit more than one application to improve my odds of being selected in the lottery?**

No. Only one (1) application will be accepted per lease agreement or housing unit. Any duplicate submission will be rejected.

**6. I am a homeowner who has been affected by COVID-19. Can I apply?**

No. Currently, the ML CARES rental assistance program is only available to income-eligible renters.

**7. I am renting a room from a homeowner. Can I apply?**

Yes, so long as there is a formal lease agreement between the renter and homeowner, and the applicant meets all other eligibility criteria for the program.

**8. I couch surf, but do not have a residential lease agreement. Can I apply?**

No. The ML CARES rental assistance program is for renters of a residential unit with a valid residential lease agreement. A copy of the residential rental lease is required to be submitted with the application.

**9. I live in Crowley Lake, but my zip code is the same as Mammoth Lakes (i.e., 93546). Can I apply?**

No. The ML CARES rental assistance program is only available to residents that live within the incorporated area of Mammoth Lakes.

**10. Why is the program determined by income? Why can't anyone apply?**

Funding for the ML CARES program is provided through federal Community Development Block Grants (CDBG). CDBG funds are administered by the U.S. Department of Housing and Urban Development (HUD). As such, these funds must be administered in accordance with CDBG rules and regulations, including adhering to the HUD income requirements (i.e., earning 80% or below the Area Median Income).

**11. I make payments to my landlord in cash, or by using cash transfer mobile applications, such as Venmo or Cash App. Can I apply?**

Yes, so long as you can provide a copy of a valid residential lease agreement that lists your name on it and proof that monthly rental payments are being made, such as bank statements that certify rental payment withdrawals.

**12. I don't have access to the internet or a printer. How can I apply?**

Paper applications and application materials are available by mail or for in-person pick-up at both the Town offices (437 Old Mammoth Road, Suite 230) and the Mammoth Lakes Housing offices (587 Old Mammoth Road, Suite #4). To request an application by mail, please call (760) 934-4740 or email at [info@MammothLakesHousing.org](mailto:info@MammothLakesHousing.org). Applications can be picked up in-person beginning on the 'Application Release Date' specified in the "Application and Grant Milestones" exhibit(s) in the program guidelines dependent on which round of funding the program is currently in.

**13. What is the deadline to apply?**

The deadline to apply is specified in the "Application and Grant Milestones" exhibit(s) in the program guidelines dependent on which round of funding the program is currently in.

**14. How do I submit my application?**

Completed applications can be submitted by mail, dropped off in-person, or submitted through the online portal. Mailed applications are required to be received prior to the application deadline and must be addressed to: Mammoth Lakes Housing, Inc., PO Box 260, Mammoth Lakes, CA 93546. Applications dropped off in-person or submitted through the online portal are required to be submitted prior to 5:00PM on the application deadline.

**15. How will applications be selected for rental assistance? What factors are considered?**

Once an application is received, it will be placed into a lottery. For the initial round of funding, 41 applications will be randomly selected through the lottery process. From there, Town staff, or its designee, will review the selected applications for completeness and eligibility for the program. Staff will contact the landlord of each eligible application to request a signed and completed Program Participation-Payment Acceptance Agreement form and W-9 form. Once these documents have been received, payments will be processed. Any applications that are selected in the lottery that are

incomplete or are ineligible will be disqualified. In the event that this occurs, the next applicant on the sequential lottery results list will be selected.

Subsequent rounds of funding will follow a similar process; however, any eligible applicant from the first round of funding that was not selected in the random lottery will have priority before re-opening the application period to new applicants. Households can only receive emergency rental assistance for a maximum of three (3) months, regardless of the provision of additional funding.

**16. If I am approved, how quickly can I receive assistance?**

Payments in the form of checks will be paid directly to the landlord beginning in December 2020.

**17. If my rent is less than the maximum relief, can I still receive the maximum?**

No. If an applicant is eligible for the maximum benefit (i.e., \$500 per month), but the total rental payment itself is less than that (for example, \$400), the applicant would instead receive the amount of their monthly rental payment of \$400.

**18. If my rent is more than the maximum allowable, can I receive my full rental amount?**

No. If an applicant is eligible for the maximum benefit (i.e., \$500 per month), the applicant would only receive \$500 per month.

**19. My lease term has ended and now I am on a month-to-month lease. Can I apply?**

Yes, so long as the applicant can provide the original lease and verification that rental payments are still being made, such as returned checks or bank statements.

**20. I live in an affordable housing unit. Can I apply?**

To be eligible for the ML CARES program, applicants must not be receiving any other form of Federal or State rental assistance payments (e.g., Housing Choice Vouchers or Section 8 assistance). Applicants residing in rent-restricted affordable housing units are eligible to apply. Households that previously received rental assistance from the Town funded rental assistance program during the period of April 2020 – August 2020 are eligible to apply.

**21. I currently receive a government rental subsidy through Section 8. Can I apply?**

No. Applicants receiving other forms of rental assistance payments, such as Housing Choice Vouchers or Section 8 assistance, are not eligible to apply because it is considered to be a duplication of benefits.

**22. I have submitted my application. When will I know if I have been selected to move on in the process?**

Applicants that are selected will be notified in late November 2020.

**23. How long will the Emergency Rental Assistance program be available?**

The initial round of funding is expected to provide assistance to 41 households for a period of three (3) months. Two additional rounds of CARES Act funds are expected to be allocated to local jurisdictions in the ensuing months, but the dollar amounts of those future allocations are unknown as of October 2020.