

# SF ERAP Program Rules

## Types of Assistance Provided Through SF ERAP

**Back Rent/Future Rent Assistance:** Eligible households can receive assistance for back rent and/or limited future rent (up to 3 months). Amount provided will depend on rent owed and eligibility for future rent.

**Move-in Assistance:** Eligible households can receive assistance with move-in costs required by the landlord, such as security deposit and first and last months' rent for a unit they have already identified and are planning to move into. SF ERAP can assist eligible households who are moving within or outside of San Francisco. These households may also be eligible for up to 3 months of future rent.

**Utilities Assistance:** If essential utilities (water, gas, electricity, trash, sewer, and internet) are paid to the landlord (i.e., included in the rental ledger, on the lease, or otherwise documented), they can be covered as part of the rental assistance provided. Utilities cannot be covered on their own. Parking and pet fees are not covered by SF ERAP.

**Other Housing Fees/Charges:** Additional fees related to Unlawful Detainers, such as legal and late fees, will be considered on a case-by-case basis through the waiver request process. SF ERAP does not cover housing application fees.

## Assistance Limit

- Eligible households may receive up to \$7,500 in financial assistance for no more than 12 months of rent. If circumstances warrant special consideration, with an approved waiver, a household may receive limited additional assistance.
- Assistance is only available once per calendar year and amount is determined based on documented need.
- If the household or landlord cannot provide proof of rent owed, they are eligible for up to \$3,750.
- If a household received assistance for an application submitted prior to SF ERAP's 2023 Reopening, this does not count towards their 2023 assistance limit and they can receive additional assistance, subject to meeting all eligibility and selection requirements.

## Eligibility and Selection Requirements

To be considered for assistance, applicants must meet the following minimum requirements:

- Be a current resident of San Francisco
- Annual household income at or below 50% of the [Area Median Income](#) (AMI) for the applicant's household size
- Demonstrate high risk of experiencing homelessness or housing instability
- Have monthly rent under 150% [Fair Market Rent](#) for their ZIP code and number of bedrooms
- *If applying for back/future rent:* Applicants must have experienced a recent financial hardship within 6 months prior to application date. The financial hardship may be a loss of income and/or significant and unexpected increase in expenses. Financial hardship must be documented and proportional to rent owed.

Citizenship is not a requirement of the Program and an applicant should never be asked about or required to show proof of immigration status or U.S. citizenship.

The following types of housing are eligible for SF ERAP assistance:

- Apartment unit, room, or area rented within an apartment
- House, room, or area rented within a house
- Residential hotel unit in which tenant has a lease agreement (such as an SRO)
- Recreational Vehicle (RV) – must be connected to water and parked in a permissible location
- *A written lease agreement is not required.*

The following types of housing are not eligible for SF ERAP assistance:

- Tourist hotel units (unless applicant has been there more than 28 days and has established tenancy under the Rent Ordinance)
- Shelter, transitional housing program, or other temporary housing
- Halfway house
- Student housing (unless resident occupies unit as an employee or former student)
- Residential health facilities

**Eligibility is not a guarantee of assistance.**

## Required Documentation

Required documentation can be found at

<https://sferap.com/static/media/SFDocs.8a86a982.pdf>. If an applicant is not able to provide these documents, SF ERAP will work with them to identify other options.

## Selected Program Definitions

- Applicant: A person who, for themselves (1-person household) or for their family (multiple-person household), applies for assistance under the San Francisco Emergency Rental Assistance Program.
- Area Median Income: The area median income for a household is the same as the income limits for families published in accordance with 42 U.S.C. 1437a(b)(2), available under the heading for “Access Individual Income Limits Areas” for San Francisco County, CA at <https://www.huduser.gov/portal/datasets/il.html>.
  - Note: SF ERAP uses “adjusted” limits, unlike the higher “unadjusted” limits used by other City housing programs, such as the Inclusionary Housing Below Market Rate (BMR) Rental Program.
- Duplication of Benefits: The situation in which a household receives assistance from two or more programs to cover the same costs, such as rental assistance for the same time period. SF ERAP does not permit Duplication of Benefits and applicant households must attest that they have not received assistance for the same costs for which they seek assistance from the Program
- Household: A single person or group of people living together who depend on the same income or share income (regardless of marital status, age, sexual orientation, or gender identity). Others living in the same home who the applicant does not share income with (such as roommates), but who need rental assistance, should apply as separate households.
  - Note: ‘Household’ includes children who may be temporarily away from the home because of placement in foster care.
- Literal Homelessness: Literal homelessness is defined as an individual or family living in a shelter designed to provide temporary living arrangements, or with a primary nighttime residence that is a place not designed for or ordinarily used as a regular sleeping accommodation for human beings, such as a car, recreational vehicle, abandoned building, in an unauthorized dwelling unit, on the street, etc. For the purposes of SF ERAP, literal homelessness does not include persons who are “doubled-up” in the homes of family or friends; individuals staying in jails, hospitals or treatment facilities; or households with minor children living in single room occupancy (SRO) units.

- **Master Tenant:** A tenant of a rental unit, with or without a written lease, who is legally responsible for the entire rent and who subleases a portion of the unit to an SF ERAP applicant. If the applicant is a subtenant, then the master tenant should be treated as the landlord for the purposes of financial assistance payment and verification documentation. If the applicant is the master tenant, then the landlord should be treated as the landlord.
- **Provider:** A contracted agency that is funded to provide rental assistance and/or other services in support of SF ERAP.