

RentHelpMN and the Eviction Off-Ramp

Presented by Housing Justice Center



Who are we?

Housing Justice Center is a nonprofit public interest advocacy and legal organization whose mission is to preserve, protect, and expand affordable housing for low-income individuals and families.

We believe that housing is a human right, and we use tools such as legal advocacy, policy advocacy, education and research to bolster community-articulated strategies for housing justice.

Contact Us

General Inquiries: (612) 807-1139 or info@hjcmn.org

RentHelpMN Appeals: 1 (800) 403-0476

RentHelpMN Basics

What is RentHelpMN?

- COVID-19 Emergency Rental Assistance Program distributed by Minnesota Housing

Who is eligible?

1. Be a low-income Minnesota renter
2. Be eligible for unemployment benefits OR have experienced financial hardship directly or indirectly due to the coronavirus outbreak
3. Can demonstrate a risk of experiencing homelessness or housing instability

RentHelpMN Basics Cont.

What is low-income for RentHelpMN?

- Renters must be at or below 80% of Area Median Income
- Ramsey County AMI
 - 1 Person Household - \$55,950
 - 2 Person Household – \$63,950
 - 3 Person Household - \$71,950
 - 4 Person Household - \$79,900

Documentation for Income Certification

- Form of ID for head of household – Must also document that they rent
- Documentation of household income for all adults – Tax and pay documents, employer certification.
 - In limited circumstances self-certification is available

RentHelpMN Basics Cont.

What types of rental properties are eligible for assistance?

- Apartments
- Single-family homes
- Rented manufactured homes
- Hotels, motel stays if they are the renter's primary residence
- Other informal lease agreements subject to review by the program

What costs will be covered?

- Assistance for up to 12 months of back rent
- IF YOU HAVE BACK RENT – utility costs (minus phone or internet) + up to 3 months of forward rent. Late fees are covered as well.
- Do not apply IF 1) only requesting forward rent OR 2) only requesting utilities
 - Applications for these will be opened up at a later date (TBD).

How do I apply?

Option 1: Apply online at RentHelpMN.org or by calling 2-1-1

Option 2: Apply by paper via mail or fax

- Include cover letter or cover page (if faxing)

How does the end of the Eviction Moratorium affect RentHelpMN?

The Eviction Off-Ramp

- June 30, 2021 – Landlords can give lease termination or nonrenewal notices for material lease violations (NOT for nonpayment of rent). Evictions can be started for tenants who owe rent and are eligible for COVID-19 rental assistance, but refuse to apply or comply with the application process
- July 14 – Evictions ONLY for material violations of leases (excludes non-payment of rent)
- August 13 – Leases can be Terminated for Non-payment of rent, but only for those who are not eligible for COVID-19 rental assistance
- September 12 – Evictions for Non-payment of rent, but only for those who are not eligible for COVID-19 rental assistance
- October 12 – All lease terminations or evictions allowed BUT not for those with **pending COVID-19** rental assistance applications
- June 1, 2022 – End of ALL COVID-19 renter protections

What if I was denied?

Option 1: Appeal

- By mail or by fax
- Must be done within 10 days
- No specific form – a letter will do
 - State the following in the letter:
 - Who you are; Name, Address, Application ID # (if known)
 - Why you were denied (if known)
 - Why this denial was in error
 - Why you should be eligible

Option 2: Reapply

- Feature just came out today. Details TBD.

Frequently Asked Questions

Does my landlord have to participate in the RentHelpMN process?

- No, but landlord non-participation may slow down the application. However, in the event of landlord non-participation, money will be paid directly to the tenant instead of the landlord.

What if I have moved or plan to move before I would be approved for RentHelpMN?

- At this time, if you have moved or if you move before receiving rental funds your application will be deemed ineligible.

Frequently Asked Questions

How do I check the status of my application?

- Check your portal (regularly, if possible!), or call 211.

What if I don't owe rent right now, but I'm worried about future months?

- RentHelpMN is currently in Phase 1, so you need to owe rent from previous months to be eligible for assistance right now.
- When RentHelpMN moves to Phase 2 (date has not yet been announced), you can apply for help with future rent if your rent is not past due.

Thank you!

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Questions?