



To determine eligibility, contact the organization in the county/city in which you live:

Albemarle County or City of Charlottesville

Contact: United Way of Greater Charlottesville

- (434)-326-0950

Fluvanna, Louisa, or Greene County

Contact: Monticello Area Community Action Agency

- Fluvanna: (434)-842-2521
- Louisa: (540)-967-9522
- Greene: (434)-260-9956

Nelson County

Contact: Nelson County Community Development Foundation

- (434)-263-8074

Applications will be accepted beginning July 15, 2020

The Thomas Jefferson Planning District's Emergency Rent and Mortgage Relief Program requires landlord, property manager, or lender cooperation.

Thomas Jefferson Planning District's

Emergency Rent & Mortgage Relief Program (RMRP)



What is the RMRP?

The RMRP program is designed to support & ensure housing stability across the Thomas Jefferson Planning District, to include the City of Charlottesville & the Counties of Albemarle, Fluvanna, Greene, Louisa, & Nelson, during the Coronavirus pandemic. Depending on availability of funds & eligibility of households, the RMRP may provide financial assistance for rent or mortgage payments past due beginning April 1, 2020, & onward. Financial assistance is a one-time payment with opportunity for renewal based on availability of funding & the household's need for additional assistance & continued eligibility.

Eligibility Requirements



Have a valid lease or mortgage statement in your name or other documentation confirming a landlord-tenant relationship;



Have experienced a loss of income due to the Coronavirus pandemic;



Have a rent or mortgage amount that is at or below 150 percent Fair Market Rent (FMR); &



Have a gross household income at or below 80 percent Area Medium Income (AMI) (based on current month's income).

Required Documentation

OVERALL REQUIREMENTS:

- Valid lease or mortgage statement or other documentation confirming the landlord-tenant relationship
- Proof of income (pay stubs, bank statements, letter from employer, social security documents, pension)
- Virginia RMRP Household Eligibility Certification

RENT RELIEF REQUIREMENTS:

- Landlord affidavit (includes a W-9 IRS form) stating the tenant is past due in rent & detailing the total rent amount owed including any late fees
- RMRP Landlord & Renter Household Agreement
- Valid lease in the tenant's name with a landlord that is in compliance with the tenant/landlord laws.

MORTGAGE RELIEF REQUIREMENTS:

- Documentation that the household has been deemed ineligible or been denied forbearance from their lending institution.
- W-9 IRS form from lending institution.
- Mortgage statement in the homeowner's name.



Rent & Mortgage Relief

Financial assistance for rent and mortgage payments beginning April 1, 2020, & onward. One-time assistance with opportunity for renewal based on availability of funding & the household's need for additional assistance. If the household returns for additional assistance, current income must be verified. For renters, landlords must not initiate eviction proceedings against the renter for non-payment of rent during the month for which the rent relief payment is paid.

Guidelines for rent and mortgage assistance starting from April 1, 2020:

- RMRP financial assistance will pay for 100% of the current* month's mortgage or rent (plus associated fees) and 100% of past due mortgage or rent (plus associated fees) from April 1, 2020 to present.
- If a tenant owes past due rent prior to April 1, 2020, the landlord must work with the tenant to develop an appropriate payment plan. If a tenant cannot adhere to the conditions within the payment plan, the tenant or landlord may return to the Rent and Mortgage Relief Program to apply for further assistance, provided the tenant remains eligible and funds are still available.
- If the tenant or landlord returns to the Rent and Mortgage Relief Program for assistance with payment plans, they can also apply for the current* month's rent.
- If a household returns for additional RMRP assistance, current income must be re-verified and the RMRP Landlord and Renter Household agreement updated.
- To receive this financial assistance, the landlord must agree not to evict the renter for non-payment of rent associated with any of the months for which the rent relief payment is made.

* The current month is determined based on the date in which the application and all documentation has been verified by the grantee. If verified after the 15th day of the month, RMRP funds may also be used for the upcoming month's rent.