

EMERGENCY RENTAL ASSISTANCE  
PROGRAM



 **ST. JOSEPH COUNTY**  
ESTABLISHED 1830

# ERA for Landlords

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# Program Overview

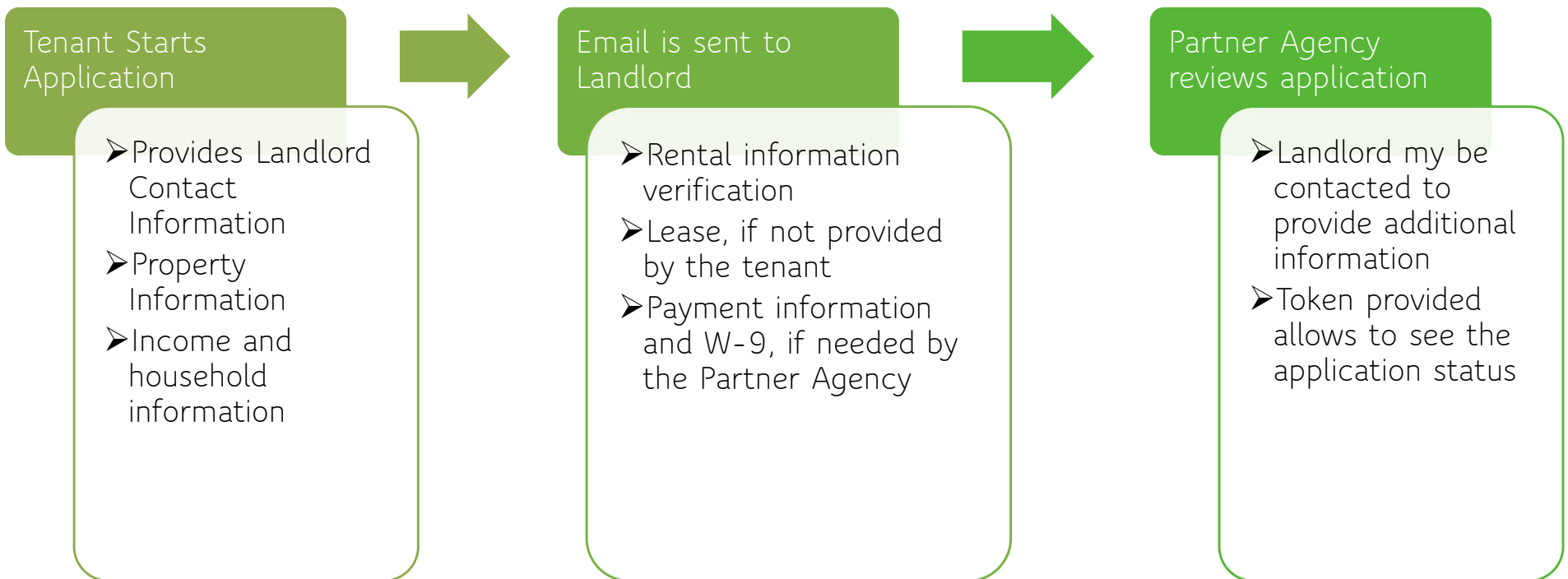
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The St. Joseph County Emergency Rental Assistance Program (“ERA”) was created using a portion of St. Joseph County’s funding allocation from the recently enacted Emergency Rental Assistance Program, as established by Section 501 of Division N of the Consolidated Appropriations Act, 2021, Pub. L. No. 116-260. The economic crisis caused by the novel coronavirus disease (COVID-19) pandemic has created a continuing need for rental and utility assistance throughout the State of Indiana. ERA provides rental and utility assistance to households affected by the pandemic with the goal of promoting housing stability.

ERA may provide up to 12 months of rental assistance and utility / home energy assistance to eligible St. Joseph County renter households to increase housing stability and prevent evictions. Total months of assistance provided to the household cannot exceed 12 months, plus an additional three months if necessary, to ensure housing stability.

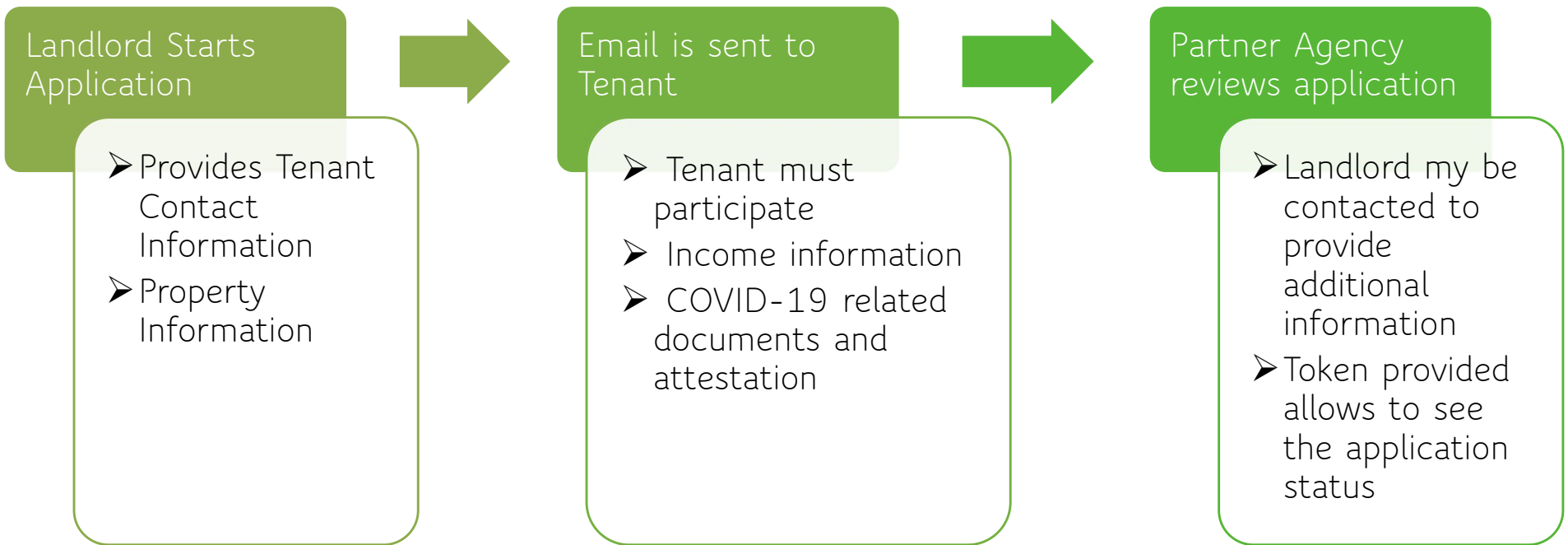
# Tenant Application Process

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# Landlord Application Process

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# Eligible Expenses

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- Rental Assistance
  - Relocation Expenses
  - Rental Fees
  - Late Fees
  - Housing Stability Services
  - Land Rental
- Utilities
  - Gas, Water, Electric, Wastewater, Sewer, Trash Removal
- Home Energy
  - Fuel oil, liquefied petroleum gas (LP Gas), propane, wood, coal, kerosene, pellets, or biofuel used for heating
- Internet
  - Distance learning, telework, and telemedicine and obtain government services.

# Maximum Rental Assistance

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Number of Bedrooms	Allowable Monthly Rent	Twelve Month Maximum Assistance	Fifteen Month Maximum Assistance
Efficiency	\$616.00	\$7,392.00	\$9,240.00
One-Bedroom	\$706.00	\$8,472.00	\$10,590.00
Two-Bedroom	\$851.00	\$10,212.00	\$12,765.00
Three-Bedroom	\$1,100.00	\$13,200.00	\$16,500.00
Four-Bedroom	\$1,154.00	\$13,848.00	\$17,310.00

# Maximum Utility & Home Energy Assistance

Number of Bedrooms	Households Above 50% but Below 80% AMI	Households At or Below 50% AMI
Efficiency	\$2,000.00	\$2,500.00
One-Bedroom	\$2,200.00	\$2,750.00
Two-Bedroom	\$2,400.00	\$3,000.00
Three-Bedroom	\$2,600.00	\$3,250.00
Four-Bedroom	\$2,800.00	\$3,500.00

# Ineligible Activities

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- Mortgage assistance for homeowners
- Utility, home energy, or internet assistance for homeowners
- Assistance for persons currently experiencing homelessness
- Telephone and cable expenses
- Payment of damages, pet deposits, or other fees
- Payment of arrears accrued prior to April 1, 2020
- Payment of disconnect fees or reconnect fees and / or deposit for utility, home energy and internet assistance.
- Payment of “bundled” invoices, or invoices where internet is combined into a package with other services (phone, cable, and / or satellite) a single price for Internet assistance.
- Moving Expenses which are not related to COVID-19.



# FAQ's

- What if I do not want to participate as a Landlord?
  - If outreach attempts have been unsuccessful or the landlord provides written correspondence they do not want to participate, the check will issue to the tenant as a two-party signature. One signature being the tenant and one signature being the landlord.
  
- What if the tenant does not want to participate?
  - At this juncture, the process will not proceed.
  
- What if my tenant is already receiving other public rental assistance such as Section 8 or Housing Vouchers?
  - They may still be eligible for assistance for the tenant-paid portion of rent.

# Program Contact

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