

Rental and Utility Assistance Available for Tenants and Landlords

The Emergency Rental Assistance Program (ERAP) is available for renters of residential properties at risk of eviction or utility shutoffs due to hardship caused by the COVID-19 pandemic. Landlords can apply for assistance on behalf of tenants and receive assistance directly if the tenant is eligible. *ERAP can stabilize circumstances for both renters and landlords to avoid evictions and potential homelessness. It is not necessary that an eviction has been filed to be eligible, in fact, this program can assist to prevent an eviction from being filed for lack of payment!*

Households may be eligible for up to 12 months of assistance through ERAP to cover:

- Past-due and upcoming rent;
- Past-due and upcoming utility costs; or,
- Rehousing costs for people who are experiencing homelessness or in unstable housing.

The amount of a household's monthly rent or utility bills does not preclude eligibility, but the amount of ERAP assistance provided to a household is determined by program administrators at the county level.

Assistance can be provided to a tenant in a residential rental property for future rental payments and for unpaid rental or utility arrears that were accrued on or after March 13, 2020. Counties may choose to provide additional assistance to eligible households if funds remain available.

Eligibility

To qualify for assistance, a household must be responsible to pay rent on a residential property and meet each of the following criteria:

- One or more people within the household has qualified for unemployment benefits, had a decrease in income, had increased household costs, or experienced other financial hardship due directly or indirectly to the COVID-19 pandemic; AND
- One or more individuals in the household can show a risk of experiencing homelessness or housing instability; AND
- The household has an income at or below 80 percent of area median income, which varies by county. Income limits by county are available can be found [here](#). Resources (like bank accounts and cars) are not relevant for ERAP eligibility.

Renters and landlords, on behalf of their tenants, are eligible for assistance.

How to Apply

Pennsylvanians can learn more about how to apply in their specific county at www.dhs.pa.gov/erap.

Applicants will need to provide the following information: head of household's personal information, income information for all household members 18 and older, rental lease and amount owed, landlord's name, and landlord's contact information. If applying for utility assistance, applicants must provide utility expenses and utility provider information.

Applicants must provide documents that substantiate information provided, such as pay stubs, tax filings, unemployment letters, and rental/utility arrears. However, if applicants do not have documents, county ERAP offices will work with applicants to obtain documents or written attestations. Eligibility for SNAP or other public assistance programs can also be used to show eligibility.

More information about ERAP can be found at www.dhs.pa.gov/erap.