



# How to Apply for Emergency Rental Assistance



# Information Session Agenda

- Introduction to ERA
- Application Timeline
- Community Partner Coverage
- Eligibility Requirements
- How to Apply
- Acceptable Photo IDs
- Application Overview
- Key Messaging
- Call Center
- ERA Timeline
- Wrap-Up



# Emergency Rental Assistance Program

## Introduction

US Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act (P.L.116-136) which allocated \$3.5 Billion in Coronavirus Relief Funds (CRF) to the State of Illinois to cover certain expenses.

The Illinois General Assembly then allocated \$396 million in CRF dollars to IHDA in the FY2021 budget (P.A. 101-0637). Money must be used to fund affordable housing grants, for the benefit of persons impacted by the COVID 19 public health emergency rental assistance, emergency mortgage assistance and subordinate financing.



# Emergency Rental Assistance Program

## Introduction

Largest program in the nation:

- § Highest program funding amount at \$150 million
- § Highest amount of assistance per household at \$5,000
- § Offering longest assistance coverage period at 10 month

[www.era.ihda.org](http://www.era.ihda.org)

(local) 312.883.2720

(toll free) 888.252.1119





# Emergency Rental Assistance Program

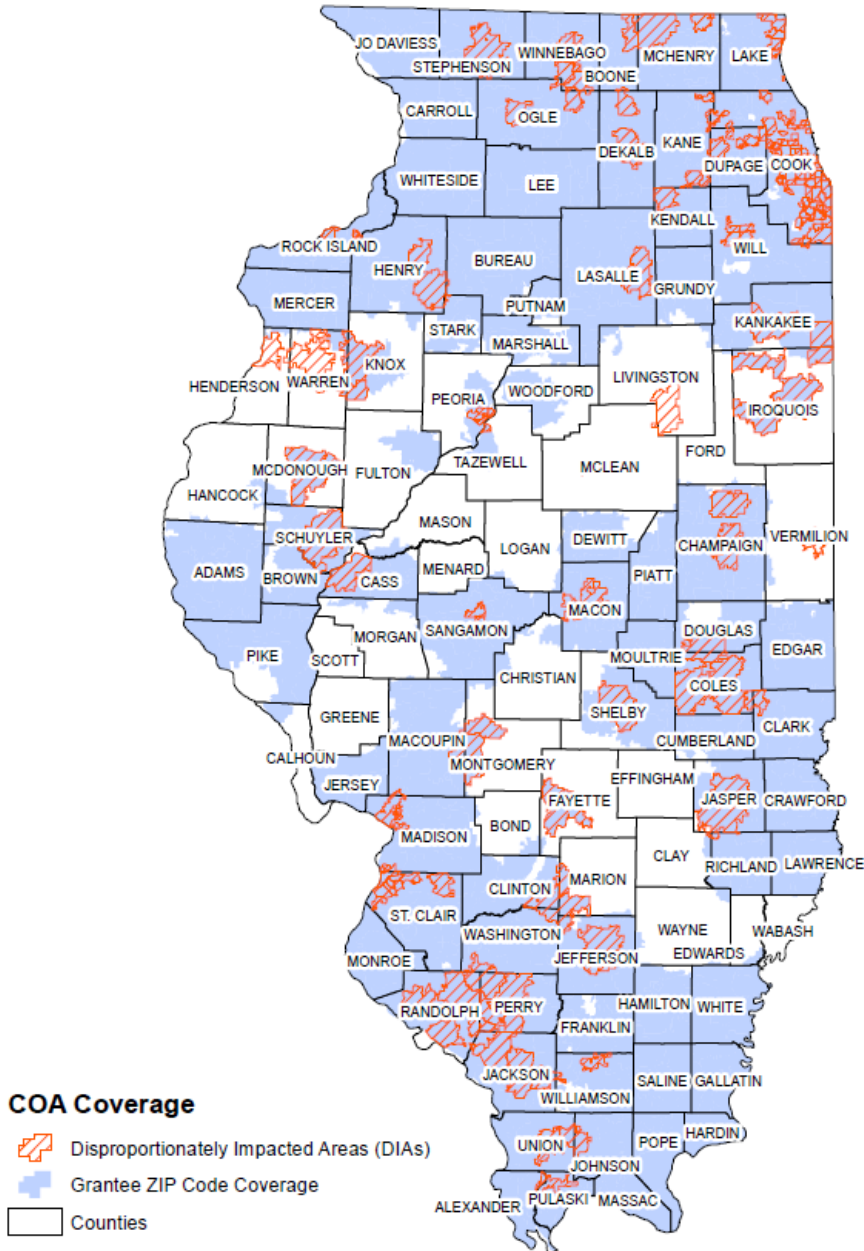
## Application Timeline

August 10 – August 21, 2020

Applications for ERA will be accepted **August 10<sup>th</sup> through August 21<sup>st</sup>**. The application window may close early due to high volume. IHDA will use a third-party entity to select a pool of applications to be reviewed for eligibility. Approximately 30,000 tenants are expected to receive funding.

# COVID-19: Community Outreach & Assistance Grantee Coverage by ZIP Code

- More than 60 agencies
  - Outreach
  - Intake
  - Outreach & Mobile Intake
- Serving 102 counties





# Eligibility Requirements

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Income Prior to  
March 1st  
< 80% AMI

Loss of Income  
Due to  
COVID-19

Unpaid Rent  
After March 1st

No Prior  
COVID-19  
Related Rental  
Assistance

No Prior  
Other Rental  
Assistance

Apply  
August 10 - 21,  
2020\*

*\* Due to anticipated high volume, the application window may close early to the public.*

# How to Apply (cont'd)

## \$5,000 EMERGENCY RENTAL ASSISTANCE (ERA)



Assisting households impacted by COVID-19

**HOW TO APPLY** Applications Accepted August 10 - 21, 2020



### CHECK IF YOU ARE ELIGIBLE

- Visit [www.era.ihda.org](http://www.era.ihda.org)
- Enter your name, email, ZIP code, and household income.



### SUBMIT YOUR ONLINE APPLICATION

- Enter information about your household, landlord, and rent.
- Upload a government issued photo ID.
- If your ID does not match the address on your application, you will need to upload proof of your current address.
- You must click the FINISH button to submit your application.
- If you need help applying, please visit [www.era.ihda.org](http://www.era.ihda.org) and click on Resources for a list of Community Agencies that can help.



### LANDLORD COMPLETES SUBMISSION PROCESS

- Answer Application Questions
- Provide Financial Information
- Upload Documents
  - Tenant Lease
  - Tax Bill or Deed
  - Property Management Agreement (if applicable)
  - Tenant Ledger, Rent Roll, 5-day Notice, email, or other proof of rent past due



### IHDA PROVIDES ASSISTANCE

- Funds are limited, so apply today.
- Only one application per household is allowed.
- An application is not a guarantee of assistance.
- Applications will be processed once the application period closes.
- If approved, rental assistance of \$5,000 will be paid directly to your landlord.
- Approved applicants may be notified as early as August 25, 2020.

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# Acceptable Forms of Photo Identification

- Driver's license
- Temporary Visitors Driver's License
- Consular Identification Documents
- Foreign Passport (regardless of expiration date)
- Resident Identity Card
- Other government-issued document evidencing nationality or residence and bearing a photograph or similar safeguard





# Key Messaging



Managing Expectations



Landlord Participation and Mediation



Fund Disbursement and Payment Options



Submitting false information may violate Federal and State of Illinois law



# Managing Expectations

- A submitted application is not a guarantee of assistance.
- It will be critical to communicate with all potential rental assistance applicants that not everyone who successfully submits an application will receive funding.
- We have been working diligently to help ensure the process is transparent and fair. Applications will be accepted by a third-party randomization service - not first come, first served.
- The timeline is short, and the portal is scheduled to be open only two weeks and may close early due to anticipated high volume.
- Once an application has been successfully submitted, please be patient. An email will be sent within 2-3 weeks.
- All funds must be expended before 12/30/2020 pursuant to the federal legislation.



# Landlord Participation & Mediation

- The tenant applies for assistance, but landlord participation is required as well, and funding will go directly to the landlord.
- It will be important to work in collaboration with the landlord.
- Community agencies can facilitate conversations between landlord and tenant.
  - Can also assist landlords submit documentation, if needed.
- A legal aid clinic may be able to assist.





# Fund Disbursement & Payment Options

- Payment will be wired directly to the landlord within 10 business days of approval.
- Wire transfer is the quickest way to receive funds.
- A paper check will take longer to process and deliver.



# Submitting false information may violate Federal and State of Illinois law

- This is a self-certification application.
- Submitting false information may violate Federal and State of Illinois Law.
- We will be subject to state and federal compliance review.



# Call Center

**312-883-2720**

**888-252-1119**



Call Center Participants



Functionality



Review Call Tree



Housing Partner Role



# Emergency Rental Assistance Program

## Timeline

- |               |   |
|---------------|---|
| August 3 – 10 | Conduct outreach and prepare clients for application              |
| August 10     | Governor Pritzker Press Conference                                |
|               | Application portal opens  |
|               | Meet with clients who need application assistance                 |
| August 21     | Application portal closes (or sooner as volume dictates)          |
| August 22     | Eviction moratorium expires                                       |
| August 24     | Application processing begins                                     |
| September 1   | Begin notifying tenants of approvals ( <i>subject to change</i> ) |
|               | Begin issuing payments ( <i>subject to change</i> )               |

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