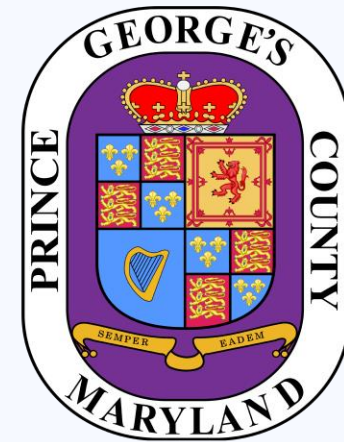


# EMERGENCY RENTAL ASSISTANCE LANDLORD WEBINAR

SEPTEMBER 12, 2023



**Angela D. Alsobrooks**  
*County Executive*



## ERAP RESOURCES

*SOURCES: U.S. TREASURY AND STATE OF MARYLAND*

**\$123M** for direct assistance, of which

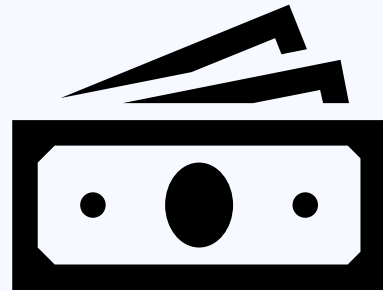
**\$27.4M** as additional allocations and re-allocations

Approximately \$11M in funding remains

## ELIGIBILITY & REQUIREMENTS



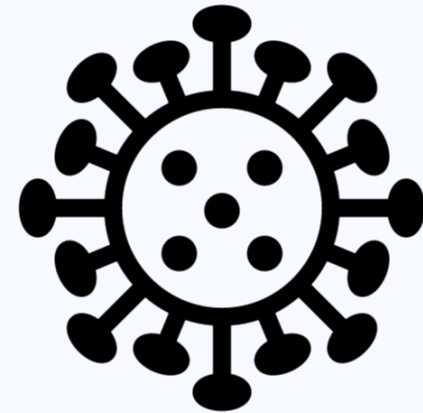
**RENTER IN  
PRINCE  
GEORGE'S  
COUNTY**



**UP TO 80%  
AREA  
MEDIAN  
INCOME  
(AMI)**



**HOUSING  
INSTABILITY  
(PAST DUE  
RENT OR  
UTILITIES)**



**FINANCIAL  
HARDSHIP  
DUE TO OR  
DURING  
COVID-19**

# AREA MEDIAN INCOME (AMI)

AS OF JUNE 15, 2023

- Applicants **MUST** have total household income at or below 80% AMI
- In accordance with Treasury guidelines, priority is given to tenant households with income at or below 50% of AMI

For more information, refer to DHCD's website at:  
[www.princegeorgescountymd.gov/3703/Emergency-Rental-Assistance-Program](http://www.princegeorgescountymd.gov/3703/Emergency-Rental-Assistance-Program)

Household Size	<u>EXTREMELY LOW INCOME</u> (30% AMI = Maximum Income)	<u>VERY LOW INCOME</u> (50% AMI = Maximum Income)	<u>LOW INCOME</u> (80% AMI = Maximum Income)
1	\$31,650	\$52,750	\$66,750
2	\$36,200	\$60,300	\$76,250
3	\$40,700	\$67,850	\$85,800
4	<b>\$45,200</b>	<b>\$75,350</b>	<b>\$95,300</b>
5	\$48,850	\$81,400	\$102,950
6	\$52,450	\$87,450	\$110,550
7	\$56,050	\$93,450	\$118,200
8	\$59,700	\$99,500	\$125,800

# POLICY UPDATES

PORTAL LAUNCHED  
EVICTION MORATORIUMS  
IN PLACE

**Tenant Apps:** Review in chronological order

**Landlord Apps:** Prioritize most vulnerable census tracts

EVICTION MORATORIUMS  
EXPIRED

**Tenant Apps:** Prioritize application with court summons and utility shut-offs

**Landlord Apps:** Prioritize most vulnerable census tracts

PORTAL CLOSED  
APPLICATIONS IN QUEUE

**Tenant Apps:** Prioritize application with judgments and scheduled evictions

**Landlord Apps:** Prioritize most vulnerable census tracts

QUEUE CLEARED  
SURPLUS FUNDS

**Tenant Apps:** Prioritize application with judgments and scheduled evictions according to HH AMI

- **30% AMI** and below – no court documents required
- **31%-50% AMI** – court summons required
- **51%-80% AMI** – court judgement required

Mar. 2021

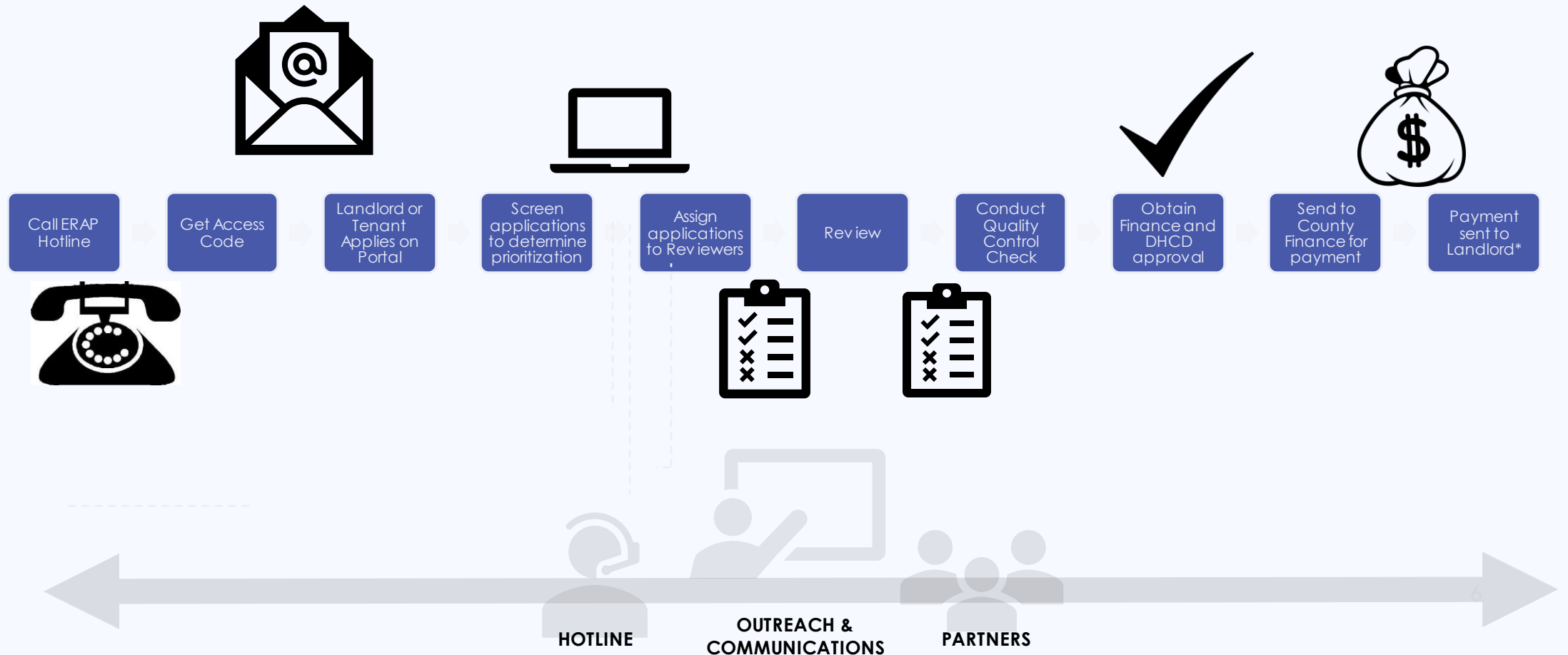
Jul. 2021

Dec. 2021

Sept. 2023

5

# APPLICATION PROCESS OVERVIEW - NOW



# APPLICATION DOCUMENTATION

For additional information about all required documentation for landlord and tenant ERAP applications, please refer to DHCD's website.



DHCD may request additional information outside of the list identified below, where necessary to validate the information provided in this ERAP application.

## REQUIRED Documents for Application - Requires Completion and Upload

- **Residency Verification Document \***
  - Copy of the current valid Lease which includes tenants' names (tenants' names on the lease must match applicant(s));**OR**
  - Copy of signed Approval Letter for New Rental Unit Lease.
- **Income Verification\*:**

Tenant must report the household's total income for the applicable calendar year **for all adults over the age of 18**, that is not a full-time student. Documents include, but not limited to:

  - W2 for Calendar Year 2021
  - Tax Filings for Calendar Year 2021
  - W2 for Calendar Year 2022
  - Tax Filings for most recent tax filing year
  - Unemployment Benefits – 1099 for Applicable Year (For example: 2021, 2022, and/or 2023) for each affected member of the household
  - At least 3 Months of most recent paystubs (recommended), other wage statements, or bank statements demonstrating regular income; or
  - An attestation from an employer
- Tenant Eligibility Attestation.\**(Fillable Form for Download)*
- Tenant Eligibility Attestation(Spanish).*(Fillable Form for Download)*
- Client Information Authorization.\**(Fillable Form for Download)*
- Client Information Authorization(Spanish).*(Fillable Form for Download)*

## If Applicable

- Utility Bill(s).
- Copy of 1 months' worth of the **most recent** paycheck earnings information from employer for each member of the household who is over the age of 18 and not a full-time college student who is working at the time of the application.
- Current copy of Social Security or other monthly government income/benefits if applicable to any member of the household.
- Current copy of pension statement if applicable to any member of the household.
- Current copies of alimony or child support payments if applicable.
- Unemployment Benefits – 1099 for Applicable Year (2021, 2022, and/or 2023) for each affected member of the household
- Eviction Document – Notice/Summons/Judgement/Writ.
- ERA Program - Tenant Income Self-Certification Form.*(Fillable Form for Download)*
- ERA Program - Tenant Income Self-Certification Form (Spanish).*(Fillable Form for Download)*
- ERA Program - Direct Tenant Payments - Tenant Authorization Form.*(Fillable Form for Download)*
- Landlord and/or Tenant Attestations for Expired Lease, Residency & Rental Obligation.*(Fillable Form for Download)*

## Request from Landlord Forms/Documents:

- Rent Ledger.
- Copy of Landlord's Rental license.
- Copy of landlord W-9 Form.*(Fillable Form for Download)*
- PGC Electronic Funds Transfer (EFT) Enrollment Form/Automated Clearing House (ACH).*(Fillable Form for Download)*
- Landlord Rental Assistance Agreement.*(Fillable Form for Download)*

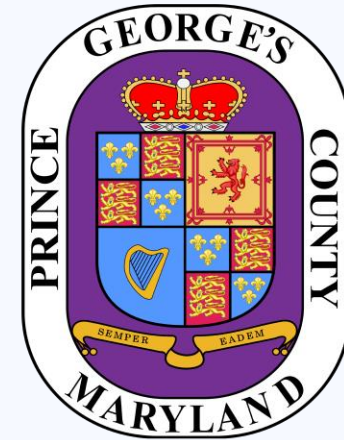
## ERAP REMINDERS

- Maximum months of payment: 18 months (cumulative)
- ALL eligibility requirements must be met:
  - Tenants must meet housing instability requirement
  - Tenants must meet income eligibility requirement
  - Tenants must meet financial hardship requirement
- Portal is closed; you **MUST** receive an access code to complete an application
- ERAP Hotline: 301-883-6504, Press 9



Q + A

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