

# Emergency Rental Assistance Program

*Keeping renters safe and in their homes*

In response to the COVID-19 pandemic, the federal Consolidated Appropriations Act, 2021 authorized financial rent and utility relief for Arizona renters and landlords to be administered at the state and local level. Beginning on **Tuesday, February 23, 2021**, renters and landlords in the twelve Arizona counties listed below will be able to apply for the Emergency Rental Assistance Program (ERAP) using the online ERAP portal. Applications will be accepted through the program's expiration on December 31, 2021 or until funding is exhausted.

## Counties Served

Apache	Graham	Navajo
Cochise	Greenlee	Pinal
Coconino	La Paz	Santa Cruz
Gila	Mohave	Yavapai

Several large counties and cities, including Maricopa County, Pima County and Yuma County, are receiving funding directly from the federal government. Those counties plan to launch their own rental assistance programs, which will be separate from this Arizona Department of Economic Security (DES) program. Renters residing in cities and counties other than those listed above are encouraged to contact their local jurisdictions for similar programs. Once it is launched, the DES ERAP portal will also direct renters living outside these counties to their respective programs.

## Program Details

### Eligibility

Rental assistance is available to both landlords and renters. While both may apply for assistance, eligibility is based on the the renter's address and ability to meet the following federal criteria:

- The renter has a risk of homelessness, housing instability, or unsafe living conditions demonstrated by the following:
  - Eviction notice
  - Utility shutoff notice
  - Past due rent notice
  - Past due utility notice
  - Any other evidence of unsafe or unhealthy living conditions or housing instability
- The renter or member of the renter's household is eligible for unemployment insurance benefits or has experienced a financial hardship as a result of the COVID-19 pandemic
- The renter's household income is less than or equal to 80% of the Area Median Income (AMI)

DES Emergency Rental Assistance Program - Maximum Household Income Eligible								
County	Household Size (persons)							
	1	2	3	4	5	6	7	8 or more
Apache	27,733	31,667	35,633	39,600	42,767	45,933	49,100	52,267
Cochise	31,067	35,533	39,967	44,400	47,967	51,500	55,067	58,600
Coconino	42,800	48,900	55,000	61,133	66,000	70,900	75,800	80,667
Gila	29,000	33,167	37,300	41,433	44,767	48,067	51,400	54,700
Graham	34,333	39,233	44,133	49,033	52,967	56,900	60,800	64,733
Greenlee	34,333	39,233	44,133	49,033	52,967	56,900	60,800	64,733
La Paz	27,733	31,667	35,633	39,600	42,767	45,933	49,100	52,267
Maricopa	Residents of this county are not eligible for this DES program. Contact your county or city for more information on similar programs.							
Mohave	30,533	34,867	39,233	43,600	47,100	50,567	54,067	57,567
Navajo	27,833	31,800	35,800	39,767	42,933	46,133	49,300	52,467
Pima	Residents of this county are not eligible for this DES program. Contact your county or city for more information on similar programs.							
Pinal	40,833	46,667	52,500	58,333	63,000	67,667	72,333	76,967
Santa Cruz	27,833	31,800	35,800	39,767	42,933	46,133	49,300	52,467
Yavapai	37,000	42,300	47,600	52,867	57,100	61,333	65,567	69,800
Yuma	Residents of this county are not eligible for this DES program. Contact your county or city for more information on similar programs.							

Assistance priority will be given to renters with household incomes under 50% AMI and to those who have been unemployed 90 days or longer.

### How to Apply

Applicants are encouraged to apply safely and conveniently from their own homes using the ERAP online portal, which will be available **February 23, 2021**. Applicants unable to apply online may apply by phone using the ERAP hotline or by submitting a paper application to any DES local office across the state.

During their application, renters will need to provide a copy of lease/rental agreement, photo ID, electricity and/or gas bill, disconnection notice (if any), proof of income, eviction notice (if applicable) and proof of hardship, such as a termination letter.

### How much can eligible applicants expect to receive in assistance?

DES will authorize an eligible household's need up to \$3,500 per month for combined rent and utility assistance. Arrears balances dating back to March 2020 will be given priority. Future assistance will be authorized in three month increments. Assistance is available for a maximum of 15 months.

One-time assistance of up to \$500 is available to landlords for court and attorney-related costs associated with each housing unit or renter.

**How will funds be disbursed?**

Assistance payments will be issued via ACH transfer to the landlord and/or utility service provider. Utility assistance will be disbursed in the same manner.

**Appeals**

Applicants can appeal adverse actions by submitting an ERAP Appeal Form or written request within 60 calendar days from the date of decision or adverse action. More information regarding this process is available on the ERAP online portal.

**Fraud Safeguards**

DES will mitigate fraud by verifying the identities of prospective renter applicants prior to the submission of an application using the identity verification service, ID.me. During the application process, renters will receive notice through their selected method of communication with a unique link and instructions on how to use ID.me. If a renter is unable to utilize the ID.me service, they can verify their identity by calling the ERAP hotline or by submitting a paper application with a photo identification.

**Removal Prevention**

By agreeing to receive rental assistance funds, the landlord agrees that the renter has not moved, been removed, and is still residing on the property that relates to the rental assistance payment. The landlord further agrees not to remove the renter for at least 30 days following the payment.

**Renters and landlords can apply online beginning February 23, 2021 at [des.az.gov/ERAP](https://des.az.gov/ERAP).**