

INFORMATION FOR RENTERS



IndianaHousingNow.org

INDIANA EMERGENCY RENTAL ASSISTANCE (IERA) PROGRAM

The Indiana Emergency Rental Assistance (IERA) program is designed to decrease evictions, increase housing stability, and prevent homelessness by helping renter households whose income has been negatively impacted by COVID-19 with rent and utility assistance.

IERA can provide you with up to 12 months of rental assistance. Qualifying applicants may also receive utility and/or home energy assistance. This includes help with paying past due utilities (electric, gas, water, sewer, and trash) and home energy (fuel oil, wood, coal, pellets, and propane) expenses along with internet assistance for past due expenses.

A renter household should know:

- Elkhart County, Hamilton County, Lake County, Marion County, St. Joseph County, and the City of Fort Wayne have their own programs. If you live in these areas, you will need to apply directly to your community's program and not the IERA program:

Location	Website
Elkhart County	elkhartcounty.com/rentalassistance
Hamilton County	HCTAIndiana.com
Lake County	LakeCountyIN.care
Marion County	indyrent.org
St. Joseph County	sjcindiana.com
City of Fort Wayne	fwcares.org

- Up to 12 months of rent and utility and/or home energy assistance may be provided. This includes past due balances and late fees accrued after April 1, 2020

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- IERA will pay the lesser of the lease rent amount or the published IERA rental limit.
- Any amount of rent not covered by IERA is your responsibility to pay to the landlord
- Past due utilities, home energy expenses, and/or internet fees may be paid in full for balances accumulated after April 1, 2020 through the date of application
- Any unpaid utility or home energy obligations, including disconnect or reconnect fees, deposits, and forward-facing bills is your responsibility.
- Utility and/or home energy assistance may not be provided for costs included in the lease
- If you qualify, you can receive assistance even if your landlord or utility/home energy provider refuses to participate in the IERA program
- A benefit letter from an approved program will help speed up the review of your application

To participate in the program, you should:

- Go to **IndianaHousingNow.org** to apply
- Apply using an email address that can be accessed easily and frequently
- Check your email often after applying and respond to requests as quickly as you can
- Work with IERA staff to provide requested documentation including, but not limited to, proof of income and COVID-19 impact

What should I do now?

STEP 1: Speak to your landlord and let them know you intend to apply for assistance.

STEP 2: Review the IERA FAQ and Assistance Examples information documents available at **IndianaHousingNow.org**.

STEP 3: Access the link and apply for assistance at **IndianaHousingNow.org**.

STEP 4: Please email **iera@ihcda.in.gov** if you have any questions.

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INFORMATION FOR LANDLORDS



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The Indiana Emergency Rental Assistance (IERA) program is designed to decrease evictions, increase housing stability, and prevent homelessness by helping renter households whose income has been negatively impacted by COVID-19 with rent and utility assistance.

IERA can provide eligible renter households with up to 12 months of rental assistance to help cover past due and monthly rent obligations. IERA may also provide utility and/or home energy assistance and internet assistance to qualifying tenants for past due payments. Please encourage renters in need of assistance to apply at **IndianaHousingNow.org**. Assistance payments for approved applications will be directed to the landlord.

A landlord should know:

- Elkhart, Hamilton, Lake, Marion, and St. Joseph Counties, along with the City of Fort Wayne will be administering their own programs
- IERA will pay the lesser of the lease amount or the published IERA limit
- Any unpaid rental obligation, including rent exceeding the published limit, is the responsibility of the renter household
- IERA is unable to pay legal fees, pet fees, or deposits
- Utility assistance may not be provided for utilities included in the lease
- An ACH form must be submitted to receive direct payments
- Renter households may receive direct payments if a landlord refuses to participate in IERA

To participate in the program, a landlord should:

- Encourage renters to apply for assistance at **IndianaHousingNow.org** using an email address they can easily access on a regular basis
- Provide your account information including a W-9 and banking information

INFORMATION FOR LANDLORDS

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- Work with participating agencies to provide requested documentation, including but not limited to, leases and rental ledgers
- Provide requested information and documentation as quickly as possible

What should I do now?

STEP 1: Speak with renters who have fallen behind on their rent. Share with them our renter flyer and encourage them to visit **IndianaHousingNow.org** and apply for the IERA program. You can also review our FAQ and Assistance Examples with perspective applicants.

STEP 2: Offer your assistance in helping tenants apply for the program using their email address.

STEP 3: Share the state's **Coronavirus Eviction & Foreclosure Prevention Guide** with tenants in need of assistance.

STEP 4: Please email **iera@ihcda.in.gov** if you have any questions.

IndianaHousingNow.org



Indiana Housing & Community Development Authority



IndianaHousingNow.org

We encourage and support the nation's affirmative housing program in which there are no barriers to obtaining housing because of race, color, religion, sex, national origin, handicap, or familial status.

Last updated March 1, 2021

FREQUENTLY ASKED QUESTIONS (FAQs)



IndianaHousingNow.org

INDIANA EMERGENCY RENTAL ASSISTANCE (IERA) PROGRAM

1. What assistance is available?

Assistance is available to renters for rent, utilities, home energy, and internet expenses. Utilities include gas, electric, water, sewer, and trash. Home energy expenses include fuel oil, propane, firewood, or coal.

2. How many months of assistance is available?

Twelve months of assistance is available to each qualifying household. This includes past due rent, utilities, home energy, internet expenses, and forward-facing rent.

3. Is every community participating in IERA?

No. Five counties and one city are running separate rental assistance programs. If you live in Elkhart County, Hamilton County, Lake County, Marion County, St. Joseph County, or the City of Fort Wayne you will need to apply to their program.

Location	Website
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4. If someone already received assistance from IHCD through other rental assistance programs could they receive assistance from IERA?

Yes. If a qualifying household received assistance from either RAF or ESG the household may be eligible to receive IERA assistance. The assistance provided by IERA cannot duplicate the months

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of assistance provided by the prior program. If a household received rental assistance in November, December, January, and February they may receive IERA assistance beginning in March.

5. If a renter household receives federal rental assistance through the Housing Choice Vouchers (HCV) program, lives in a Project-Based Section 8 unit, or lives in Public Housing, can they receive assistance from IERA?

Yes. A household may receive IERA assistance for the tenant's portion of rent, however, IERA may not duplicate the rental assistance/subsidy that the household receives. The household may also be eligible for utility/home energy and internet assistance.

6. If a renter household received LIHEAP can they receive utility assistance from IERA?

Yes. A renter household may have received LIHEAP during the 2020-2021 program year and still be eligible to receive assistance through the IERA program in 2021.

7. Where do I apply?

Interested households should go to **IndianaHousingNow.org**, create a Submittable account, and submit an application for rental assistance.

8. How do I apply?

After accessing the link to apply at **IndianaHousingNow.org**, potential applicants will need to create a Submittable account and complete the online application. Applicants will receive a request for additional documentation at the email address they provided with their application. Applicants should provide the documents requested as quickly as possible to facilitate processing and approval of their application.

9. How will I know if I am approved?

Applicants will be notified if they qualify for the program via the email address provided with their application.

10. How much rental assistance should I expect?

The amount of rental assistance is based on the size of the apartment. Below are the maximum rental benefit amounts:

Number of Bedrooms	Allowable Monthly Rent
Efficiency	\$678
One-Bedroom	\$781
Two-Bedroom	\$946
Three-Bedroom	\$1248
Four-Bedroom	\$1455

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11. How much utility assistance should I expect?

The full amount of past due utility bills, up to 12 months past due incurred after April 1, 2020, may be paid for qualified applicants. The program is unable to pay disconnect or reconnect fees. Those fees will be the responsibility of the applicant.

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