

EMERGENCY RENTAL ASSISTANCE PROGRAM 2.4

(ERAP 2.4)



FREQUENTLY ASKED QUESTIONS (FAQs) ABOUT MIAMI-DADE COUNTY'S ERAP 2.4

WHAT IS ERAP 2.4?

ERAP 2.4 stands for the Emergency Rental Assistance Program 2.4. It is sponsored by Miami-Dade County and is intended to help families who are having problems paying rent during or due to the COVID-19 pandemic. It can also assist with utility payments and housing stabilization services.

AM I ELIGIBLE TO APPLY?

ERAP 2.4 will be accepting applications for Miami-Dade County residents. Residents that reside in the City of Hialeah must apply directly with the City of Hialeah for rental assistance. The City of Hialeah has received separate funding from the U.S. Government for the rental assistance program.

- You must be unable to pay your monthly rent; *or* you are past due or unable to pay for the reconnection of one of the following utility services: electric, gas, water/sewer, trash, or internet; *or* have been displaced due to an eviction, or unhealthy or unsafe living conditions due to a COVID-19 financial hardship.
- Your household income does not exceed 140% of the Area Median Family Income (AMI) limits for the Miami-Dade County, Florida Metropolitan Statistical Area (MSA) for ERAP 2.4.

2022 Income Limit Categories

Persons in Household	1	2	3	4	5	6	7	8
Annual Income at 140% AMI	\$95,620	\$109,200	\$122,920	\$136,500	\$147,420	\$158,340	\$169,260	\$180,180
Annual Income at 80% AMI	\$54,600	\$62,400	\$70,200	\$78,000	\$84,250	\$90,500	\$96,750	\$103,000
Annual Income at 50% AMI	\$34,150	\$39,000	\$43,900	\$48,750	\$52,650	\$56,550	\$60,450	\$64,350

- You must certify that you do not receive government assistance that pays for ALL of your rent. (Examples: Housing Choice Voucher program (Section 8), VASH, FUP, Mainstream, Project-based Section 8, HOME-TBRA, Continuum of Care, Public Housing). However, an eligible household that occupies a federally subsidized residential or mixed-use property or receives federal rental assistance may receive assistance provided that funds are not applied to costs that have been or will be reimbursed under any other federal assistance.
- If you participate in a HUD-assisted rental program or live in certain federally assisted properties (e.g., using a Housing Choice Voucher, Public Housing, or Project-Based Rental Assistance) and the tenant rent is adjusted according to changes in income, your household may receive assistance for the tenant-owned portion of rent or utilities that is not subsidized.

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- If you or an immediate family member (spouse, domestic partner, parents, stepparents, children, stepchildren) are currently employed by Miami-Dade County, or are an appointed or elected County Official, you are required to submit a request for an opinion to the Miami-Dade County Ethics Commission about your participation on this program.

WHEN WILL APPLICATIONS BE ACCEPTED?

The application process will begin at 9:00 a.m. on **October 1, 2021**.

HOW CAN I SUBMIT MY APPLICATION?

Starting October 1, 2021, the applications will be available on-line at:

<https://miamidade.myhousing.com/>

However, if you cannot gain access to apply online or do not have an email address, paper applications will be available at two (2) locations:

Northern Miami-Dade County:

Victory Homes
520 N.W. 75th Street
Miami, Florida

Southern Miami-Dade County:

Homestead Gardens
1542 S.W. 4th Street
Homestead, Florida

You may pick-up an application and drop-off the completed application from 9:00 a.m. until 5:00 p.m. Monday through Friday, **starting on October 1, 2021, except holidays.**

Submission of application by paper is at your own risk as there is a greater chance for **error and disqualification**. **IT IS HIGHLY RECOMMENDED THAT YOU COMPLETE AND SUBMIT YOUR APPLICATION ONLINE.**

Landlords

Landlords are encouraged to contact the program at LandlordsERAP@miamidade.gov or call 786-688-2440 to refer tenants who are behind in their rent. You and the tenant(s) will be contacted, and we will determine how you and the tenant may be helped. You must contact the program during the same period as noted above. Between 9:00 a.m. and 5:00 p.m., **starting on October 1, 2021, except holidays.**

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IN WHAT ORDER WILL APPLICATIONS BE REVIEWED?

Applications will be reviewed on a first come, first serve basis.

WHAT DOCUMENTATION WILL I BE ASKED TO PROVIDE AFTER I HAVE BEEN CONTACTED?

- Proof of being financially impacted during or by COVID-19 (employment verification of loss of employment, unemployment, etc.)
- Your current lease or pages of current lease showing address of home, amount of lease rent, term of lease, or if your lease is on a month-to-month basis, and signature of you and your landlord.
- Identification for all household members (e.g., driver's license, passport, birth certificate utility bill, credit card bill, bank statement, etc. School enrollment records are acceptable for minors).
- Proof of current income of all household members (recent pay stubs, layoff letter, unemployment claim, contribution statement, etc.)
- If applicable, supporting information for additional months of assistance (landlord ledger showing the amount of rent currently owed, rent statement, or rent due notice showing the balance of rent owed, etc.)
- A form (affidavit) that the County will provide that must be signed by all adult household members certifying that the information in the application is true to the best of your knowledge and that the request for assistance is not a duplication of assistance (as described above). The affidavit also serves as an authorization to release information, obtain information, and places you on notice that except for personal information that parts of the application are subject to State of Florida public records disclosure laws.
- An ethics disclosure attesting if you or an immediate family member are currently employed by Miami-Dade County or are an appointed or elected County Official.
- If you have difficulty obtaining information, staff will assist you in finding alternative ways to meet program requirements.
- Valid notice of rent increase from your landlord, if you are seeking assistance due to an increase in your rent.

WHAT DOCUMENTS ARE LANDLORDS ASKED TO PROVIDE?

- Landlords will be contacted by the County to ensure that the landlord will provide a "W-9" federal form. The County may also work with the landlord to assist with other documentation to assist in approving of the rental assistance for the tenant applicant.

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- An agreement that the County will provide to landlords accepting rental assistance containing certain program conditions.
- An ethics disclosure attesting if the landlord or an immediate family member of the landlord are currently employed by Miami-Dade County or are an appointed or elected County Official.

HOW QUICKLY WILL FAMILIES AND LANDLORDS NEED TO PROVIDE REQUESTED DOCUMENTS?

If a Miami-Dade County employee contacts you by email or telephone requesting additional documentation, you will have seventy-two hours to submit the requested documents to the email address provided by your case manager. All emails **must** include the name of the applicant and the application number.

Alternatively, it is possible to drop off **copies** of the required verification documents at one of the two available locations (see above) but not recommended. The office hours of the two locations are Monday through Friday from 8:00 a.m. to 5:00 p.m., except holidays.

Original documents will not be accepted, and copies will not be made at the drop off locations.

WHEN WILL I KNOW IF I AM APPROVED TO RECEIVE AN AWARD?

You will be notified by email of whether you have been approved for an award. Time of notification will vary, depending on factors such as the time it takes to receive all requested information and amount of assistance applied for.

WHAT IS THE MAXIMUM AMOUNT OF RENTAL ASSISTANCE I CAN RECEIVE PER MONTH?

The rental assistance will be the lesser of the monthly lease rent or up to \$3,000 per month.

I AM BEHIND SEVERAL MONTHS ON MY RENT. CAN I RECEIVE ADDITIONAL ASSISTANCE?

You may be eligible for rental arrears payments and for future rent for a maximum of 18 months (ERAP 2.4 cannot assist with rental arrears for the months prior to March 2020). If applicable, supporting information for additional months of assistance (landlord ledger showing the amount of rent current owed, rent statement, rent due notice showing the balance of rent owed, etc.) will be requested.

I WAS AWARDED RENTAL ASSISTANCE IN MIAMI-DADE COUNTY'S PREVIOUS ERAP PROGRAMS. CAN I APPLY FOR ERAP 2.4?

Yes, if you need additional assistance you may apply for ERAP 2.4. However, you will not receive assistance for months of rent you were previously awarded.

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HOW LONG WILL IT TAKE TO GET ASSISTANCE?

In most cases, once application has been approved, assistance will occur within ten (10) days. An email will be sent when the assistance payment has been issued.

HOW AND WHEN WILL LANDLORDS BE NOTIFIED?

PHCD will contact landlords via email or phone.

WHO DOES THE RENT ASSISTANCE PAYMENT GO TO?

If the landlord agrees to participate, the rental assistance payment will be mailed directly to the landlord at the address your landlord provides on the W-9 Form.

WHAT IF MY LANDLORD DOES NOT AGREE TO PARTICIPATE?

In this case, every effort will be made to get landlords and tenants to work together to resolve problems. PHCD will notify tenants of landlords who are not cooperating and will explain an alternative method of providing assistance.

I AM BEHIND ON MY UTILITY BILL. CAN I RECEIVE ADDITIONAL ASSISTANCE?

You may be eligible for assistance with paying past due or reconnection for the following utility services: Electric, Gas, Water/Sewer, Trash, and Internet.

CAN I RECEIVE RELOCATION ASSISTANCE?

You may be eligible for relocation assistance if you have been displaced due to an eviction or unhealthy or unsafe living conditions.

MY LANDLORD IS INCREASING MY RENT AND I AM UNABLE TO PAY THE INCREASE. CAN ERAP 2.4 HELP?

In this case, you may be eligible to receive help with the difference of the current rent and up to **40%** of the new rent, for a period of three months.

CAN I TALK TO SOMEONE IF I HAVE MORE QUESTIONS ABOUT THE PROGRAM?

Yes. You may contact the Miami-Dade County Department of Public Housing and Community Development (PHCD) by calling **(305) 723-1815** between 8:00 a.m. and 5:00 p.m. **starting October 1, 2021, except holidays**. You may also email any questions to ERAP@miamidade.gov.