



**City of Dallas**

# Emergency Rental Assistance Program (ERAP)

March 23,2021

Dallas Rent Relief Programs  
City of Dallas  
Office of Community Care



# City of Dallas Rent Relief Programs

- ✓ Emergency Rental Assistance Program (ERAP)
- ✓ Texas Emergency Rental Assistance Program (TERAP)
- ✓ Texas Eviction Diversion Program (TEDP)





# Emergency Rental Assistance Program (ERAP)

**U.S. Department of the Treasury Emergency Rental Assistance Program**

Provides rental and utility assistance and related arrears to income-eligible households impacted by COVID-19.



# Emergency Rental Assistance Program (ERA )

## Eligible uses of funds



- Rent
- Rental arrears
- Utilities and home energy costs
- Utilities and home energy cost arrears

Language in the bill notes that to the extent feasible, an eligible grantee shall ensure that any rental assistance provided to an eligible household is not duplicative of any other Federally funded rental assistance.





# Emergency Rental Assistance Program (ERA)



## Participant Eligibility

- Residents of the City of Dallas
- One more individuals within the household has been impacted directly or indirectly to the COVID-19 pandemic
  - unemployment benefits
  - experienced a reduction in household income
  - incurred significant costs
  - experienced other financial hardship
- One or more individuals within the household can demonstrate a risk of experiencing homelessness or housing instability.
- Incomes at or below 80% of the area median income (AMI), as defined by the United States Department of Housing and Urban Development (HUD).



# Emergency Rental Assistance Program (ERA)

## Landlord Eligibility



- Residential property in City of Dallas
- Social security or employee identification number that appears on a W-9
- Current on all state and local tax obligations
- Not received assistance from any other sources for the months requesting rental arrears.
- No pending eviction action against the tenant for which the landlord is requesting rental arrears



# Emergency Rental Assistance Program (ERA)



## Highlights of the program

- Provides up to **\$1,500/per unit per month for rental** and/or utility assistance for up to twelve (12) total months.
- Allows landlord and property owners to apply on behalf of their tenants after due consent.
- Must be a City of Dallas vendor

To become a vendor with the City of Dallas, you may register online at:  
[www.vendors.dallascityhall.com](http://www.vendors.dallascityhall.com) Please call (214) 670-3326 for further assistance.





# Emergency Rental Assistance Program (ERA)

## Highlights of the Program

- Does not provide support for mortgages.
- Payments will be made directly to the landlord and/or utility provider to be credited to the account indicated in the application.
- **Payments will not be made to individual applicants.**
- Households may reapply for additional assistance at the end of the three-month period if needed
- Assistance is not available to families living in units owned by immediate family members. Immediate family ties include (whether by blood, marriage or adoption) the spouse, parent (including a stepparent), child (including a stepchild), brother, sister (including a stepbrother or stepsister), grandparent, grandchild, and in-laws.





# Application Process

An application for rental assistance may be submitted to City of Dallas Office of Community Care / Social Services by either an eligible household or by a landlord on behalf of that eligible household.

- Rental or Utilities Assistance through the City of Dallas Office of Community Care, Social Services program
- Appointment line to speak with a caseworker, Monday - Friday - 9am- 2pm.
- West Dallas Multipurpose Center: 214-670-6530
- Martin Luther King, Jr. Community Center: 214-670-8416

• Make an online appointment : <https://appointments.dallascityhall.com>

Tenant application: <https://app.keysurvey.com/f/41538108/20ab/>

Landlord application : <https://app.keysurvey.com/f/41555472/fd4c/>





# Client Eligibility – Income Limits (as of

4/1/20)



**Step 1:** Select row that matches Applicant's Household Size

**Step 2:** Select column *in that row* that includes Applicant's Gross Annual Income

Household Size	0-30% AMI	31-50% AMI	51-80% AMI
1 person	\$0 to \$18,100	\$18,100.01 to \$30,200	\$30,200.01 to \$48,300
2 persons	\$0 to \$20,700	\$20,700.01 to \$34,500	\$34,500.01 to \$55,200
3 persons	\$0 to \$23,300	\$23,300.01 to \$38,800	\$38,800.01 to \$62,100
4 persons	\$0 to \$25,850	\$25,850.01 to \$43,100	\$43,100.01 to \$68,950
5 persons	\$0 to \$27,950	\$27,950.01 to \$46,550	\$46,550.01 to \$74,500
6 persons	\$0 to \$30,000	\$30,000.01 to \$50,000	\$50,000.01 to \$80,000
7 persons	\$0 to \$32,100	\$32,100.01 to \$53,450	\$53,450.01 to \$85,500
8 persons	\$0 to \$34,150	\$34,150.01 to \$56,900	\$56,900.01 to \$91,050

Households with more than 8 persons require separate calculation.





# Emergency Rental Assistance (ERA)

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Office of Community Care  
City of Dallas





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# **COVID-19 Evictions Mitigation**

## **Informational Session**

Barksdale Haggins, Fair Housing Administrator  
Dr. Priscylla Bento, Policy Manager  
Office of Equity and Inclusion, Fair Housing Division  
City of Dallas

# Presentation Overview



## COVID Notice of Possible Eviction Ordinance

- Purpose
- Requirements
- Expiration

## Eviction Assistance Initiative

- Purpose
- Services
- Application

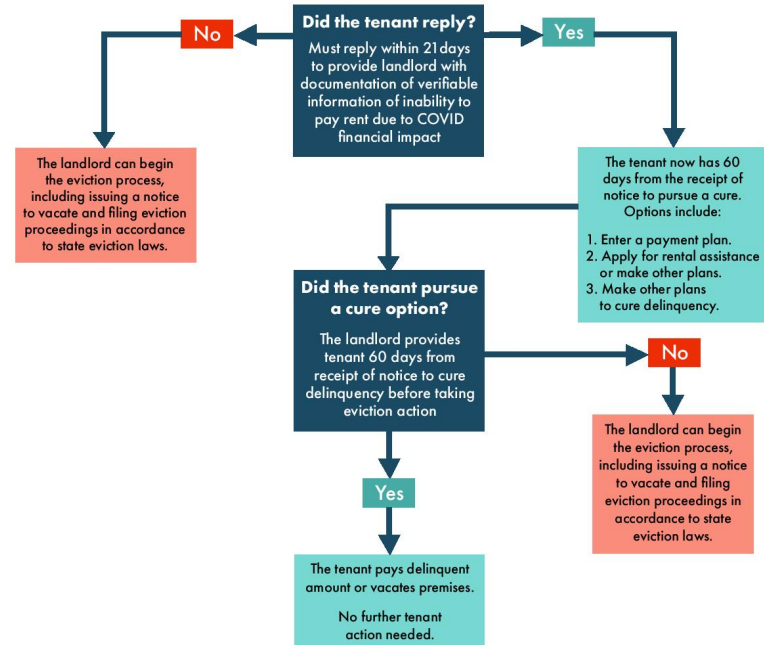




# COVID Notice of Possible Eviction Ordinance



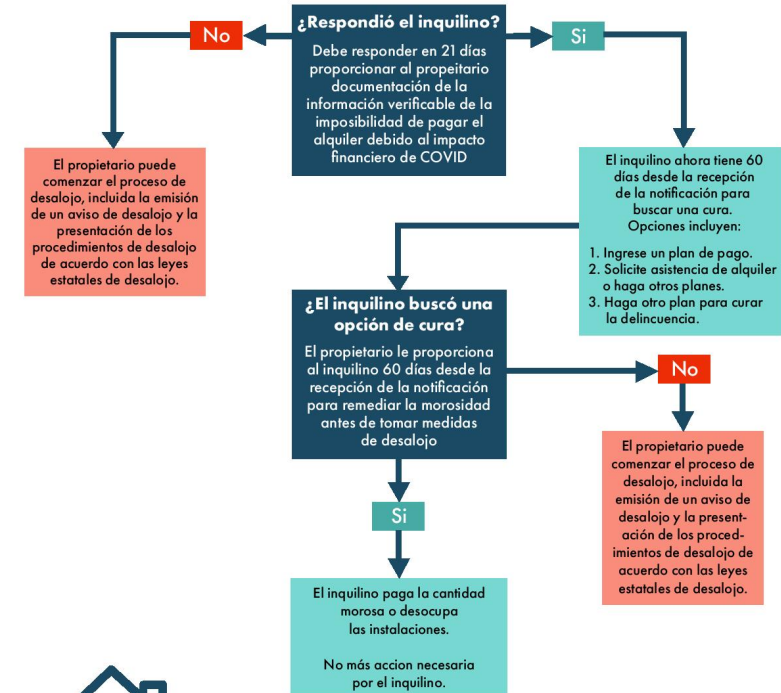
## What happens when a tenant receives a COVID notice of possible eviction by their landlord?



For more information, visit [dallasfairhousing.com](https://dallasfairhousing.com) or call 214-670-FAIR (3247).



## ¿Qué pasa cuando un inquilino recibe un aviso de COVID de posible desalojo por su propietario?



Para obtener más información, visite [dallasfairhousing.com](https://dallasfairhousing.com) o llame al 214-670-FAIR (3247).





# Purpose



- Enable residential property owners/landlords and tenants to work collaboratively allowing tenants negatively impacted by COVID-19 and unable to pay their rent to remain in their homes.
- This ensures property owners/landlords will maintain a level of revenue that will permit them to continue to provide housing to impacted tenants.



# COVID Notice of Possible Eviction Ordinance



Before a property owner/landlord sends a statutory notice to vacate (Texas Property Code 24.005) to any residential tenant that fails to pay rent, the landlord must:

- Send tenant a COVID Notice of Possible Eviction (Notice)

Tenants who provide documentary proof of their COVID-19 financial impact within 21 days of receipt of the Notice, have 60 days from the date of the Notice to work with their property owners/landlord to either:

- enter a payment plan,
- apply for rental assistance, or
- make other plans to cure the delinquent rent.



# Expiration



“This ordinance expires on the later of the termination of the Governor's declared state of disaster due to the COVID-19 Pandemic or the Mayor's declared state of local disaster due to the COVID-19 Pandemic.”

Governor Abbott renewed the Declared State of Disaster on March 6, 2021 and extends for the next 30 days.



# Eviction Assistance Initiative



**DALLAS EVICTION ASSISTANCE INITIATIVE**  
OUTREACH & COMMUNITY EDUCATION · LEGAL REPRESENTATION

SERVICES	TO APPLY	ELIGIBILITY
<ul style="list-style-type: none"><li>• Community Outreach and Education</li><li>• Legal Representation</li></ul> 	<ul style="list-style-type: none"><li>• Call 1-888-529-5277</li><li>• Visit <a href="http://www.lanwt.org">www.lanwt.org</a></li></ul> 	<ul style="list-style-type: none"><li>• Must live in Dallas</li><li>• Must be at or below 200% of federal poverty guidelines</li><li>• Must be negatively impacted by COVID-19</li></ul> 

For additional information on rental and mortgage assistance resources, visit [dallascityhall.com/covid19](http://dallascityhall.com/covid19) or call 214-670-INFO (4636).

 Legal Aid of NorthWest Texas

**INICIATIVA DE ASISTENCIA PARA EL DESALOJO DE LA CIUDAD DE DALLAS**  
DIVULGACIÓN Y EDUCACIÓN COMUNITARIA · REPRESENTACIÓN LEGAL

SERVICIOS	PARA APLICAR	ELEGIBILIDAD
<ul style="list-style-type: none"><li>• Divulgación y educación comunitaria</li><li>• Representación legal</li></ul> 	<ul style="list-style-type: none"><li>• Llame 1-888-529-5277</li><li>• Visite <a href="http://www.lanwt.org">www.lanwt.org</a></li></ul> 	<ul style="list-style-type: none"><li>• Debe vivir en Dallas</li><li>• Debe de estar en o por debajo del 200% de los Estándares Federales de Nivel de Pobreza</li><li>• Debe haber sido afectado negativamente por COVID-19</li></ul> 

Para más información acerca de recursos de asistencia en el alquiler o la hipoteca, visite [dallascityhall.com/covid19](http://dallascityhall.com/covid19) o llame al 214-670-INFO (4636).

 Legal Aid of NorthWest Texas

Visit [www.dallascityhall.com/eai](http://www.dallascityhall.com/eai) for more information



# Eviction Assistance Initiative



- The City of Dallas Eviction Assistance Initiative, in collaboration with Legal Aid of NorthWest Texas provides eviction assistance in the form of legal services to individuals and families who are negatively impacted by COVID-19 and unable to pay their rent to remain in their homes.
- The Eviction Assistance Initiative has also partnered with Legal Aid of NorthWest Texas and the Concilio to provide community outreach in the form of education and training regarding tenant rights and landlord responsibilities.





# Services



Services include

- Outreach & community education
- Advice & briefs
- Full representation

The initiative looks to address the eviction crisis with the goal of keeping families housed and educating tenants and landlords on their rights and responsibilities.



# Apply



The application for evictions assistance is currently open to Dallas tenants.

To apply, contact Legal Aid of NorthWest Texas:

- By phone at the Legal Aid Line at 1-888-529-5277; or
- Online by visiting Legal Aid's website [www.lanwt.org](http://www.lanwt.org).

Eligibility guidelines:

- Must live in Dallas; &
- Must be at or below 200% of federal poverty guidelines; &
- Must be negatively impacted by COVID-19.





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# **COVID-19 Evictions Mitigation**

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