

NOTICE TO TENANT:

NYS Emergency Rental Assistance Program (ERAP)

This notice gives important information to tenants who owe rent or utility arrears (past due payments).

The New York State Emergency Rental Assistance Program (ERAP) is a program created to help low and moderate-income tenants with their rent and utility payments.

Residents of City of Rochester and Monroe County, the City of Yonkers, Onondaga County and the towns of Hempstead, Islip and Oyster Bay must apply with their local programs for emergency rental assistance and are ineligible for assistance from the state-administered ERAP.

You should apply as soon as possible as funding is limited at <https://otda.ny.gov/erap>. ERAP gives priority to tenants with pending eviction cases the first 30 days of the program.

Who is eligible for ERAP?

You are eligible for ERAP if you earn or have income at or below 80% of the Area Median Income (AMI), or starting September 15, 2021, household gross income between 80% and 120% (AMI), which you can determine by visiting <https://otda.ny.gov/programs/emergency-rental-assistance/ERAP-80-area-median-income.pdf>, and <https://otda.ny.gov/programs/emergency-rental-assistance/ERAP-120-area-median-income.pdf>
AND

(1) Qualify for unemployment insurance,

OR

(2) Have lost income or had an increase in expenses due to COVID-19.

Applying for ERAP is free and open regardless of immigration status.

If you have already submitted a **Hardship Declaration** to your landlord or to a Housing Court or a town/village court because of COVID related hardship, you can still apply for funds through ERAP to receive assistance for the back rent you owe.

What does ERAP cover?

- Up to 12 months of arrears payments for rent owed on or after March 13, 2020.
- Up to 3 months of additional rental assistance if your rent is more than 30% of your household income.

- Up to 12 months of electric or gas arrears for utility bills owed on or after March 13, 2020.

Any funds provided through ERAP are grants, not loans. This means they do not have to be paid back.

Payments will be made directly to the landlord, property owner, and/or utility company. Tenants will be notified of the amounts paid on their behalf.

How do I apply for ERAP?

The online application can be found at <https://otda.ny.gov/erap>.

For any questions about the ERAP program, to fill out an application with a call center operator, or to get contact information about community organizations that can help you with your application, call the ERAP Hotline at 844-NY1-RENT (844-691-7368). Individuals may call 833-843-8829 for TTY Service.

To report that you have applied for an ERAP grant, please contact the Court where your landlord filed the eviction case

How does ERAP affect my eviction case?

If you have a pending eviction proceeding, your ERAP application will stay (temporarily stop) your eviction case. This stay remains until a decision is made on your ERAP application. The Court will not hear your case and you cannot be evicted during this stay.

If ERAP pays the back rent you owe, your eviction case will be dismissed. If your landlord receives payment for your rent arrears from ERAP, they cannot raise your rent or attempt to evict you for at least 1 year from the receipt of payment based on an expired lease or holdover tenancy.