

INFORMATION FOR LANDLORDS



IndianaHousingNow.org

INDIANA EMERGENCY RENTAL ASSISTANCE (IERA2) PROGRAM

The Indiana Emergency Rental Assistance (IERA2) program, which started taking applications in March 2023, supports Indiana renter households that have experienced a financial hardship during the pandemic by offering rental and utility assistance.

IERA2 can provide the following benefits to eligible renter households:

- One rental assistance payment that includes arrears (past due rent) and three months of forward (future) rent.
- IERA will pay the lesser of the rent amount stated in the lease of the published IERA rental limit.

Number of Bedrooms	Allowable Monthly Rent	18 Month Maximum Rental Assistance
Efficiency	\$899	\$16,182
One-Bedroom	\$957	\$17,226
Two-Bedroom	\$1,124	\$20,232
Three-Bedroom	\$1,573	\$28,314
Four-Bedroom+	\$1,864	\$33,552

- A second payment may be issued that includes arrears and forward-facing rent if your tenant participates in INCAA family development counseling and improves their household's score to "self-sufficient" or better in any one of twelve focus areas and has available months of assistance remaining.
- No more than two IERA2 payments may be issued to any eligible renter household.
- IERA2 will NOT be offering recertification.
- The total amount of assistance paid to any one household cannot exceed 18 months.
- If your tenant's household has already received ERA assistance from IHEDA or Elkhart, Hamilton, Marion, Lake, St. Joseph County or the City of Fort Wayne their available assistance of 18 months will be reduced by all months of ERA assistance the household already received.

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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. This project is being supported, in whole or in part, by federal award number ERA0021 awarded to the State of Indiana by the U.S. Department of the Treasury.

Last updated August, 2023

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Your tenant's can apply by:

- Calling 2-1-1 Monday-Friday from 8:00A.M.- 6:00P.M. for help creating their profile and completing the question-and-answer portion of the application. Tenant's will then complete and submit the document collection form on their own.
- Calling 2-1-1 Monday-Friday from 8:00A.M.- 6:00P.M. for help identifying the INCAA provider that can assist with creating their profile, the question-and-answer portion of the application, and the document collection form.
- More information regarding the INCAA organizations assisting with applications and family development counseling may be found at: www.incap.org/indiana-housing-stability-program.
- Participating landlords, in good standing, can start an application for their tenants via the vendor portal. The tenant MUST complete the application started by the landlord.

A landlord should know:

- Hamilton and Marion Counties will be administering their own programs. Tenants in these communities should apply directly to these programs.
- If your tenant already receives federal rental assistance (e.g., has a Housing Choice Voucher, lives in a Project Based Rental Assistance unit, lives in Public Housing, etc.), IERA can provide assistance for your tenant's portion of the rent.
- Any unpaid rental obligation, including rent exceeding the published limit, is the responsibility of your tenant(s).
- IERA is unable to pay legal fees, pet fees, carport or garage rental fees, moving expenses, or deposits.
- To receive direct payments, you must provide an ACH form and W-9 to IERA Staff.
- Participating landlords may track applications submitted in the vendor portal. Visit the IndianaHousingNow.org and click on <https://indianahousingnow.org/press/articles/EmergencyRentalAssistance.html> to access the vendor portal.
 - Use the vendor portal to provide IHCDA with applicant specific information such as requested leases and ledgers.
 - Use the vendor portal to check application status.
- If you decline to participate in IERA2, your tenants may still receive assistance in the form of a dual payee check made payable to both the tenant and landlord. This check will be mailed to the tenant.
- A landlord may not evict a tenant for nonpayment of rent during the period covered by IERA assistance.
- Please call or **(317)800-6000** email iera@ihcda.in.gov if you have any questions.

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