

INFORMATION FOR LANDLORDS



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 eligible renter households with up to 15 months of rental assistance to help cover past due and monthly rent obligations. IERA may also provide utility and/or home energy assistance to qualifying tenants. Please encourage renters in need of assistance to apply at [IndianaHousingNow.org](https://www.IndianaHousingNow.org). Assistance payments for approved applications will be directed to participating landlords.

A landlord should know:

- 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 rental limit. The rental limit is based on the size of the rental unit. Below is a chart with the rental limits.

Number of Bedrooms	Allowable Monthly Rent	15 Month Maximum Rental Assistance
Efficiency	\$822	\$12,330
One-Bedroom	\$842	\$12,630
Two-Bedroom	\$981	\$14,715
Three-Bedroom	\$1369	\$20,535
Four-Bedroom+	\$1662	\$24,930

- 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 the tenant's portion of the rent.
- Any unpaid rental obligation, including rent exceeding the published limit, is the responsibility of the renter household.



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 October 15, 2021

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- 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 and W-9 must be submitted to receive direct payments.
- Participating landlords may track applications submitted after October 1, 2021 in the vendor portal. Visit the [IndianaHousingNow.org](https://www.IndianaHousingNow.org) **Vendor Provider** Login Page to access the vendor portal.
- Renter households may receive direct payments if a landlord refuses to participate in IERA.
- A landlord may not evict a tenant for nonpayment of rent during the period covered by IERA assistance.

To participate in the program, a landlord should:

- Encourage renters to apply for assistance at [IndianaHousingNow.org](https://www.IndianaHousingNow.org) using an email address they can easily access.
- Provide your information, including an ACH and W-9, via the vendor portal or directly to IERA Staff.
- Use the vendor portal to provide applicant specific documentation such as requested leases and ledgers.
- Work with IERA Staff, as needed, to provide additional information or answer questions regarding applications.

What should I do now?

STEP 1: Visit our website at [IHCDA Emergency Rental Assistance](https://www.IHCDA.org) to learn more. You will find our FAQ, Assistance Examples, and a **Renter Information** page which contain valuable information about the program.

STEP 2: Speak with renters that have fallen behind or are struggling to pay. Share the IERA Renter Information Page.

STEP 3: Encourage tenants in need of assistance to visit [IndianaHousingNow.org](https://www.IndianaHousingNow.org).

STEP 4: Provide a full and complete electronic copy of the lease to households with delinquent rent.

STEP 5: Offer your assistance and computer resources to assist tenants in applying.

STEP 6: Share the state's **Coronavirus Eviction & Foreclosure Prevention Guide** with tenants in need of assistance.

STEP 7: Please email iera@ihcda.in.gov if you have any questions.

[IndianaHousingNow.org](https://www.IndianaHousingNow.org)



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