Saint Louis COUNTY MISSOURI

EMERGENCY RENTAL ASSISTANCE

ATTENTION LANDLORDS AND PROPERTY OWNERS: ENROLLMENT OPENS APRIL 5th

What is ERAP?

The St. Louis Emergency Rental Assistance Program (ERAP) provides temporary rental assistance to low- and moderate-income households affected by the COVID-19 pandemic.

Once assistance is approved and you, as the property owner, provide the required documents, St. Louis County will make payments directly to you.

St. Louis County Department of Human Services ERAP

The enrollment period starts **Monday, April 5, 2021, 9 AM**.
Applications will be accepted until enough have been received to ensure distribution of all funds.

Eligibility: Your tenants must fulfill all following requirements

- They qualify for unemployment or have experienced a reduction in household income, incurred significant costs, or experienced a financial hardship due, directly or indirectly, to the COVID-19 outbreak
- They are at risk of experiencing homelessness or housing instability
- Their household income is at or below 80 percent of the area median
- They are 18 years of age or older (or an emancipated minor)
- They currently rent a unit in the County of St. Louis, Missouri
- They ***are not*** currently receiving a subsidy from another rental assistance program or living in public housing (an exception may be made if they are in the HCV program and pay over 40% of their adjusted monthly income in rent)

Your tenants may be eligible for up to 12 months of emergency rental assistance to help pay for past rent owed and future rent. If tenants have already received ERAP funding, need additional rent support, and have not yet received the maximum 12 months of emergency rental assistance, they can apply for additional funding; income and COVID-19 impact will be recertified at minimum every three months.

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Applying on behalf of your tenant(s)?

- Apply at St. Louis County's online portal
- You will need your tenant's signature; electronic signatures are acceptable
- Applications are online only. You can use a computer, laptop, smartphone, or tablet.
- Only one application per household will be accepted. Duplicates will be rejected.
- You must provide an email address. If you don't have one, the application process will allow you to create one.
- You must also provide names, birthdates, and income information for everyone in the household; landlord information; any current or previous housing assistance received; evidence that the tenant fulfills the eligibility requirements below; a lease agreement; and proof of rent owed.

If the tenant has no lease: As the property owner, you can submit a written statement verifying the monthly rent amount.

Documentation required by landlord

If your tenant's application is chosen, please be ready to provide all of the following:

- Name, address, your tax identification number or social security number (as applicable)
- Completed W-9 tax form
- Proof of ownership (deed, most recent real estate tax bill, or current property insurance policy). The agency may also verify property ownership with a local municipal Assessor's Office or with the Registry of Deeds. If this option is used, the agency must maintain a printed copy of such verification in the applicant file.

In order for St. Louis County to make an ERAP payment to you, the property owner, on behalf of an applicant family, you or your agent must have these documents.

Need help?

St. Louis County Department of Human Services (DHS) will extend reasonable accommodations to disabled individuals and persons who have limited English proficiency on a case-by-case basis and will take into consideration the disability and the need(s) of the individual(s) or those households without internet access. Please call the helpline at (314) 615-5000 for assistance (hearing impaired: Relay MO 711 or 1-800-735-2966).

Visit St. Louis County's online ERAP portal at https://stlouis.onlinepha.com.