



STRUGGLING TO COLLECT RENT DUE TO COVID-19?

The Louisiana Emergency Rental Assistance Program provides rental assistance to Louisiana residents who are at risk of experiencing homelessness or housing instability due to the COVID-19 pandemic.

The program is funded through the federal Coronavirus Response and Relief Supplemental Appropriations Act, 2021 (H.R. 133). This relief package includes \$25 billion for emergency rental assistance, of which \$161 million has been allocated to the state to provide assistance in 57 Louisiana parishes.

BOTH LANDLORDS AND RENTERS MAY APPLY.

Renters must submit the application. The program can provide assistance for past-due rent and forward rent payments for applicants, as well as utility costs.

HOW TO APPLY?

STATE PROGRAM

THE STATE OF LOUISIANA IS ADMINISTERING THE PROGRAM IN 57 PARISHES.



A link to the application and information on how to apply can be found at LStateRent.com or via the QR code link. Applicants with limited computer access or who need assistance in completing the online application can call 877-459-6555, Monday to Friday, 8 a.m. to 5 p.m.

LOCAL PROGRAM

The following seven parishes and local governments have elected to administer their own programs. If you live in or have rental property in one of these parishes, you are not eligible to apply to the state program. Local programs may vary in terms of eligibility, prioritization, benefits, and application process, and applicants are encouraged to reach out to those programs directly.

- Caddo Parish
- Calcasieu Parish
- East Baton Rouge Parish
- Jefferson Parish
- Lafayette Parish
- Orleans Parish
- St. Tammany Parish

WHO CAN APPLY?

RENTERS

Renters may be eligible for rental assistance under the program if the following requirements are met:

- Renter resides in a rental unit within a parish covered by the program
- At least one individual in the household qualified for unemployment benefits or experienced a reduction in household income, incurred significant costs or experienced other financial hardship due directly or indirectly to COVID-19
- Renter has received a past due rent notice, past due utility notice, or an eviction notice or is experiencing housing instability
- Household income does not exceed 80% of area median income limit (AMI) for the parish, as defined by the Department of Housing and Urban Development (HUD)

LANDLORDS

Landlords may also apply, but renters must submit the application. In order to receive payment from the program, landlords will be required to accept the following conditions:

- Forgive all penalties, interest and court costs related to rent incurred between April 2020 and date of remittance of program rental assistance. The program will cover late fees up to \$100 per month, as prescribed within current lease terms. Participating landlords will be required to forgive any late fees that exceed the \$100 per month allowance.
- Not evict a tenant for past due rent prior to April 2020
- Not evict a tenant for at least 60 days after assistance ends unless eviction is for cause. Under the ERAP Program, "for cause" shall not include the following eviction filings: "owner wants possession," "non-renewal of lease" or "non-payment of rent." This clause does not preclude the landlord from seeking eviction for lease violations and/or for tenants who violate the health, safety and/or peaceable enjoyment of the property.

WHAT DOES THE PROGRAM COVER?

The state program provides financial assistance to cover rent and utility costs for Louisiana renters who are behind on their rent and/or at risk of eviction due to COVID-19. Eligible uses for the program are limited to:

Past-Due Rent

Rental arrears dating back to as early as April 2020, plus some late fees

Forward Rent

Forward rent paid in increments of up to three months

Utilities

Past-due and current bills, including some penalty fees

The program focuses on paying up to 15 months total of past-due rent and up to three months forward rent, past-due utility costs, and some penalty fees. If a landlord is unresponsive or chooses not to participate, up to six months of rent payments can be made to the renter. Applicants must receive rent assistance to qualify for utility assistance and utility payments are made to the utility provider.

For someone who has been evicted, the program can pay up to three months of future rent for a new rental unit with a confirmed lease.

PROGRAM GOALS



Keep people housed during the COVID-19 pandemic by preventing evictions for failure to pay rent



Serve the maximum number of households



Ensure equitable geographic distribution of assistance



Compensate landlords for unpaid rent during COVID-19 pandemic

To learn more about the Louisiana Emergency Rental Assistance Program, please visit <https://home.treasury.gov/policy-issues/cares/emergency-rental-assistance-program>.

Additional information about Louisiana's Emergency Rental Assistance Program, can be found at LAStateRent.com.

Email: info@LAStateRent.com | Call: (877) 459-6555

Contact Center Hours of Operation: Monday - Friday, 8 a.m. - 5 p.m.



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The Louisiana Emergency Rental Assistance Program is administered by the Louisiana Office of Community Development and Louisiana Housing Corporation



LOUISIANA
Office of
COMMUNITY
DEVELOPMENT



Louisiana Housing
Corporation