



EMERGENCY RENTAL ASSISTANCE PROGRAM 2.3 (ERAP 2.3)

FREQUENTLY ASKED QUESTIONS (FAQS) ABOUT MIAMI-DADE COUNTY'S ERAP 2.3

WHAT IS ERAP 2.3?

ERAP 2.3 stands for the Emergency Rental Assistance Program 2.3. It is sponsored by Miami-Dade County and is intended to help families who are having problems paying rent due to the COVID-19 pandemic.

WHAT ABOUT THE PREVIOUS ERAP PROGRAMS?

ERAP 1 and 2 were administered and completed in 2020. ERAP 2.3 is similar to the earlier programs, but there are significant differences.

AM I ELIGIBLE TO APPLY?

ERAP 2.3 will be accepting applications for Miami-Dade County residents. ERAP 2.3 will not be able to assist residents of City of Miami and City of Hialeah because these cities have received separate funding from the US government. Residents who reside in these cities must apply directly with their respective cities for rental assistance.

-AND-

You are unable to pay your full monthly rent because of a COVID-19 financial hardship

-AND-

Your household income does not exceed eighty percent (80%) of the 2020 Area Median Family Income (AMI) limits for the Miami-Dade County, Florida Metropolitan Statistical Area (MSA) for ERAP 2.3.

2020 Income Limit Categories

Persons in Household	1	2	3	4	5	6	7	8
Annual Income at 80% AMI	\$51,200	\$58,500	\$65,800	\$73,100	\$78,950	\$84,800	\$90,650	\$95,500

Annual Income at 50% AMI	\$32,000	\$36,600	\$41,150	\$45,700	\$49,400	\$53,050	\$56,700	\$60,350
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-AND-

There must be an executed lease between you and the property owner (landlord)

-AND-

You must certify that any ERAP 2.3 assistance will not be applied to costs that have been or will be reimbursed by other monthly federal housing subsidy programs, for example: Housing Choice Voucher (Section 8), Family Unification Voucher, Veteran Affairs Supportive Housing (VASH), Mainstream Voucher, Project-based Section 8, Project-based Rental Assistance, Public Housing, HOME Tenant Based Rental Assistance, Continuum of Care rent subsidy, Emergency Solutions Grant/HAND, other government rental assistance programs related to COVID-19, etc. In other words: no duplication of assistance.

WHEN WILL APPLICATIONS BE ACCEPTED?

The application process will begin at 9:00 a.m. on Monday, March 1, 2021, and end at 5:00 p.m. on Monday, March 15, 2021.

HOW CAN I SUBMIT MY APPLICATION?

Starting March 1, 2021, the applications will be available on-line at:

<https://www.miamidade.gov/global/housing/home.page>

However, if you cannot gain access to apply online or do not have an email address, paper applications will be available at four locations:

Northern Miami-Dade County:

Victory Homes
520 N.W. 75th Street
Miami, Florida

Central Miami-Dade County:

Donn Gardens
1861 N.W. 28th Street
Miami, Florida

Southern Miami-Dade County:

Homestead Gardens
1542 S.W. 4th Street

Homestead, Florida

West Miami-Dade County:

Lakeside Towers
7555 S.W. 152nd Avenue
Miami, Florida

The 4 locations listed above will be open for drive-through only. You may pick-up an application and drop-off the completed application from 9:00 a.m. until 5:00 p.m. on Monday through Friday from March 1, 2021 to March 15, 2021.

Submission of application by paper is at your own risk as there is a greater chance for **error and disqualification. IT IS HIGHLY RECOMMENDED THAT YOU COMPLETE AND SUBMIT YOUR APPLICATION ONLINE.**

Landlords

Landlords are encouraged to contact the program at LandlordsERAP@miamidade.gov or call 786-688-2440 to refer tenants who are behind in their rent. You and the tenant(s) will be contacted and we will determine how you and the tenant may be helped. You must contact the program during the same period as noted above. Between 9:00 a.m. and 5:00 p.m., beginning on Monday March 1, 2021 and ending on March 15, 2021.

IN WHAT ORDER WILL APPLICATIONS BE REVIEWED?

All applications will be given a randomly selected number that will determine the order in which applications will be reviewed. Once your application number is reached and it is determined that you meet the preliminary screening requirements you will be contacted to submit the appropriate documentation to complete eligibility.

WHAT DOCUMENTATION WILL I BE REQUIRED TO PROVIDE AFTER I HAVE BEEN CONTACTED?

- Proof of being financially impacted by the COVID-19 (employment verification of loss of employment, unemployment, etc.)
- Current lease
- Government issued photo ID for head of household
- Identification for each household member birth certificates or school enrollment records are acceptable for minors
- Proof of current income of all household members (recent pay stubs, layoff letter, unemployment claim, contribution statement, etc.)

- If applicable, supporting information for additional months of assistance (landlord ledger showing the amount of rent currently owed, rent statement, or rent due notice showing the balance of rent owed, etc.)
- A form (affidavit) that the County will provide that must be signed by all adult household members certifying that the information in the application is true to the best of your knowledge and that the request for assistance is not a duplication of assistance (as described above). The affidavit also serves as an authorization to release information, obtain information, and places you on notice that except for personal information that parts of the application are subject to State of Florida public records disclosure laws.

WHAT DOCUMENTS ARE LANDLORDS REQUIRED TO PROVIDE?

- Landlords will be contacted by the County to ensure that the landlord will provide a “W-9” federal form. The County may also work with the landlord to assist with other documentation to assist in approving of the rental assistance for the tenant applicant.
- An agreement that the County will provide to landlords accepting rental assistance containing certain program conditions.

HOW QUICKLY WILL FAMILIES AND LANDLORDS NEED TO PROVIDE REQUESTED DOCUMENTS?

If a Miami-Dade County employee contacts you requesting additional documentation, you will have forty-eight hours to submit the requested documents to the email address provided by your case manager. All emails **must** include the name of the applicant and the application number.

Alternatively, it is possible to drop off **copies** of the required verification documents at one of the four available locations (see above) but not recommended. The office hours of the four locations are Monday through Friday from 8:00 a.m. to 5:00 p.m.

Original documents will not be accepted, and copies will not be made at the drop off locations.

WHEN WILL I KNOW IF I AM APPROVED TO RECEIVE AN AWARD?

You will be notified by email of whether or not you have been approved for an award.

WHAT IS THE MAXIMUM AMOUNT OF RENTAL ASSISTANCE I CAN RECEIVE PER MONTH?

The rental assistance will be the lesser of the monthly lease rent or up to \$3,000 per month.

I AM BEHIND SEVERAL MONTHS ON MY RENT. CAN I RECEIVE ADDITIONAL ASSISTANCE?

You may be eligible for rental arrears payments for a maximum of 12 months (ERAP 2.3 cannot assist with rental arrears for the months prior to March 2020). If applicable, supporting information for additional months of assistance (landlord ledger showing the amount of rent current owed, rent statement, rent due notice showing the balance of rent owed, etc.) is required.

CAN I RECEIVE ASSISTANCE FOR FUTURE RENT?

Eligible households may receive an additional 3 months of rental assistance if needed to ensure housing stability if funds are available.

I WAS AWARDED RENTAL ASSISTANCE IN MIAMI-DADE COUNTY'S PREVIOUS ERAP PROGRAMS. CAN I APPLY FOR ERAP 2.3?

Yes, if you need additional assistance you may apply for ERAP2.3. However, you will not receive assistance for months of rent you were previously awarded.

HOW LONG WILL IT TAKE TO GET ASSISTANCE?

Approvals should be finalized by no later than the end of August 2021 but can take longer depending on the number of applications received.

HOW AND WHEN WILL LANDLORDS BE NOTIFIED?

PHCD will contact landlords via email or phone.

WHO DOES THE RENT ASSISTANCE PAYMENT GO TO?

The rental assistance payment will be mailed directly to the landlord and the address your landlord provides on the W-9 Form.

WHAT IF MY LANDLORD DOES NOT AGREE TO PARTICIPATE?

In this case, your application will not be processed. However, every effort will be made to get landlords and tenants to work together to resolve problems. PHCD will notify tenants of landlords who are not cooperating.

CAN I TALK TO SOMEONE IF I HAVE MORE QUESTIONS ABOUT THE PROGRAM?

Yes. You may contact the Miami-Dade County Department of Public Housing and Community Development (PHCD) by calling **(305) 723-1815** between 8:00 a.m. and 5:00 p.m. beginning March 1, 2021. You may also email any questions to [**ERAP@miamidade.gov**](mailto:ERAP@miamidade.gov).

There is also a landlord contact email address [**LandlordsERAP@miamidade.gov**](mailto:LandlordsERAP@miamidade.gov) and phone number 786-688-2440 that landlords can use.