# 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 12 months of rental assistance to help cover past due and monthly rent obligations. IERA may also provide utility and/or home energy assistance and internet assistance to qualifying tenants for past due payments. Please encourage renters in need of assistance to apply at **IndianaHousingNow.org**. Assistance payments for approved applications will be directed to the landlord.

### A landlord should know:

- Elkhart, 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 limit
- Any unpaid rental obligation, including rent exceeding the published limit, is the responsibility of the renter household
- 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 must be submitted to receive direct payments
- Renter households may receive direct payments if a landlord refuses to participate in IERA

### To participate in the program, a landlord should:

- Encourage renters to apply for assistance at **IndianaHousingNow.org** using an email address they can easily access on a regular basis
- Provide your account information including a W-9 and banking information

**ihcda**
Indiana Housing & Community Development Authority

**IndianaHousingNow.org**

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- Work with participating agencies to provide requested documentation, including but not limited to, leases and rental ledgers
- Provide requested information and documentation as quickly as possible

**What should I do now?**

**STEP 1:** Speak with renters who have fallen behind on their rent. Share with them our renter flyer and encourage them to visit **IndianaHousingNow.org** and apply for the IERA program. You can also review our FAQ and Assistance Examples with perspective applicants.

**STEP 2:** Offer your assistance in helping tenants apply for the program using their email address.

**STEP 3:** Share the state's **Coronavirus Eviction & Foreclosure Prevention Guide** with tenants in need of assistance.

**STEP 4:** Please email **iera@ihcda.in.gov** if you have any questions.

**IndianaHousingNow.org**