

Jefferson County Emergency Rental Assistance Program (ERAP)

<http://erap.setrpc.org> or call 409-899-0824

ELIGIBILITY: Both landlords and tenants may apply. Tenant households must meet the following eligibility guidelines:

1. One or more individuals within the household must qualify for unemployment benefits or experience a reduction in household income, incur significant costs, or experience other financial hardships due directly or indirectly to the COVID-19 pandemic, or
2. One or more individuals within the household can demonstrate a risk of experiencing homelessness / housing instability, or
3. The household has an income at or below 80% of area median income (see income limits below).

MAKE AN APPLICATION: Starting June 16, 2021, Jefferson County tenants and landlords may apply for assistance online. For those without internet access, there is a call center available to assist, plus on-site application events throughout the county (by appointment only). Applications must be submitted with the following supporting documentation:

1. Texas Driver’s License or Photo ID, Passport, Voter registration card, Military ID. Documentation must show residency in Jefferson County and not be expired.
2. Income Documents for all household members over the age of 18 (Applicants providing documents from sections a., b., c., d., or e., will be granted priority) :
 - a. Check stubs from employer for the previous 30 days from application date, or
 - b. 2020 Tax Return (IRS form 1040), or
 - c. W2, or
 - d. Unemployment benefits letter (Reflecting the weekly amount being received), or
 - e. Social Security, Pensions, or Retirement award letter, or
 - f. Self-declaration document for household members declaring zero income.
3. Eviction Notice or Rental Agreement (For those requesting assistance with rent) Attach a copy of the following 5 pages of rent/lease agreement:
 - a. Page showing address and tenants that reside at set location.
 - b. Page showing what obligated monthly rent amount is.
 - c. Page showing tenant and complex representative signatures.
 - d. Contact information for property owner/manager
 - e. Current copy of utility bills (*for those requesting utility assistance*)

LENGTH OF ASSISTANCE: Under ERA 1, eligible households may receive up to 12 months of rental assistance. Payments may go back to April 1, 2020. Applicants can then reapply for assistance in 3-month increments. Up to 12 months of utility assistance can be provided for past and current bills only.

LANDLORD REQUIRMENTS: The landlord must provide:

1. Billing Certification (*found at the online portal*),
2. Vendor Debarment Form (*found at the online portal*), and
3. W-9.

FY 2021 Income Limit Area	FY2021 Income Category	Persons in Household							
		1	2	3	4	5	6	7	8
Beaumont-Port Arthur TX HUD Metro FMR Area	50% Area Median Income	\$23,050	\$26,350	\$29,650	\$32,900	\$35,550	\$38,200	\$40,800	\$43,450
	80% Area Median Income	\$36,900	\$42,150	\$47,400	\$52,650	\$56,900	\$61,100	\$65,300	\$69,500