

Overall Funding for Rental Assistance

Emergency Rental Assistance for Lancaster County is from two separate federal legislative acts, the Consolidated Appropriations Act and American Rescue Plan Act. The County has received funding directly from the US Department of Treasury (population over 200,000) and also through the passage of state legislation to allocate additional funding to all counties through both federal acts.

The Lancaster County Housing Authority administers the Emergency Rental Assistance Program (ERAP) for the County with assistance from Tenfold (eligibility and marketing/communication), Community Action Partnership of Lancaster (Helpline and Utility Assistance) and Lancaster City Housing Authority (payment approval). There are about 30 individuals working on this program across all four organizations. Additionally, there are agencies through the Eviction Prevention Network (EPN) that help clients with the application throughout the County and City of Lancaster.

	Emergency Rental Assistance Program (ERA) –Consolidated Appropriations Act (Through September 2022)		Emergency Rental Assistance Program (ERA 2) – American Rescue Plan Act (Through September 2025)	
	Direct Allocation	PA State DHS Allocation	Direct Allocation	PA State DHS Allocation
Direct Assistance	\$14,634,809	\$17,847,027.67	\$10,936,515.06	\$5,294,429.54
Administration & Housing Stability Services	\$1,626,090	\$1,784,506.45	\$1,929,973.24	\$934,311.09
Total Amount	\$16,260,899	\$19,631,534.12	\$12,866,488.30	\$6,228,740.63
Expended Assistance	\$7,197,437.57	-	\$14,379.85	-
**Expended Admin	\$530,353.85	-	-	-
Balance	\$8,533,107.58	\$19,631,534.12	\$12,852,108.45	\$6,228,740.63
Obligated	\$6,274,922	-	\$2,911,986	-
Balance	\$2,258.185.58	\$19,631,534.12	\$9,940,122.45	\$6,228,740.63

** Administration expended as of 8/31/2021

General Eligibility

In general, a household can receive assistance for 12-15 months through ERAP (ERA1) and additional months through ERAP 2 (ERA2), not to exceed 18 months of total assistance.

Eligible Households

- Eligible households may receive up to twelve (12) months of assistance through ERA1 funding
 - An additional three (3) months of assistance may be provided if it is determined that extra months are critical to ensuring housing stability for the household.

- Eligible households that have received the maximum amount of assistance through ERA1 funding, and eligible households that meet the criteria for ERA2 funding, will be required to enroll in case management services to review the applicant's (household's) housing stability.
 - This will include connecting the household to other programs and services for employment, legal assistance, food security, childcare, and other related assistance.
- Once a household's arrears are reduced, assistance for future rent payments will be provided for up to three (3) months.
 - Households may reapply for additional assistance at the end of the three (3) months and receive such assistance if:
 - Eligibility is re-determined including review of the household's income; and
 - The assistance does not exceed the overall eighteen (18)-month period between ERA1 and ERA2 combined.

Household individual or individuals **meet the following three (3) program criteria:**

Criteria 1: Meets and can provide documentation of one of the following:

- Qualified for unemployment benefits; or
- Experienced a 10 percent or higher reduction in household income; or
- Incurred significant costs, or experienced other financial hardship due, directly to the novel coronavirus disease (COVID-19) outbreak,

Criteria 2: Meets and can provide documentation of the following:

- Demonstrated risk of experiencing homelessness or housing instability, which may include:
 - A past due utility; or
 - A past due rent notice; or
 - An eviction notice since March 13, 2020; or
 - Unsafe or unhealthy living conditions

Criteria 3: Meets and can provide documentation of 80 percent area median income:

- Household has a household income that is not more than 80 percent of the county area median income for the household. Current area median income is based off Program Year 2021.
- Acceptable documentation of household income:
 - Annual income for Year 2020
 - Monthly income

Available Assistance

Rent Assistance

- Rent including rental arrears.
- Eligible assistance with rent arrears as far back as March 13, 2020, (assuming no other financial assistance has been provided for the same months).
- Maximum monthly rent payments may include rent, late fees or penalties due to nonpayment, pet fees, and utilities covered by the landlord.

Utilities and Home Energy Costs Assistance

- Utilities and home energy costs including arrears, with or without the need for rent assistance.
 - Utilities are defined as separately-stated electricity, gas, water and sewer, and trash removal costs.
 - Home energy costs are defined as fuel oil (propane gas, heating oil).

Other Expenses Related to Housing

- Other expenses related to housing incurred due, directly or indirectly, to the novel coronavirus disease (COVID-19) outbreak.
 - Eviction court fees and legal representation for non-payment of rent and utilities only
 - Security deposits, first month's rent to ensure eligible households' stability due to permanent or temporary relocation due to COVID-19.

Statistics (Updated Weekly After Each Check Run)

Payments are made every Wednesday or predetermined day of each week for that month. These payments are generally for arrears (rent and utilities) of newly approved households. Ongoing rent is paid the day before or during the first of the month. As we move forward, and more households are determined eligible, monthly payments for ongoing rent will increase. On August 1, around \$900,000 was paid out for households needing ongoing rent.

The Online Application pre-screens households to eliminate duplicate applications and over income applications. As of 8/31 541 applications were not accepted with about 100 due to over income, the rest were duplicate applications (multiple attempts to apply from the same household). For applications that are over income the household can appeal and resubmit with updated income information.

Month	Pre-Screened Applications Submitted/Accepted
March (Opened the 8th)	1168
April	417
May	385
June	504
July	637
August	746
September (Through 9/21)	531
Total	4,388

During Processing (to Date)	
Approved for Assistance	1,165
Received Assistance	1,095
Pending Signed Lease	7
Applications Registered and Under Review	1,737
Not Registered to Upload Documents	1,356
Determined to Be Ineligible After Review	40
Unable to Contact/No response	3
Removed Per Applicant (moved, current in rent, etc.)	21
Flagged for Fraud	8

Ongoing Outreach and Assistance

- 17 Locations throughout the County and City for in-person assistance. Most places require an appointment; however, the County Housing Authority offices are open for walk-ins during regular business hours as well as until 6:30pm on Tuesdays. A list of all locations and hours is below.
- There are videos for both tenants and landlords on how to navigate the application process.
- We have held two “Community Days” to help households apply or move through the application process, including filling out necessary forms and providing documents.
 - July 23rd, 12-7pm at Clipper Magazine Stadium – 151 Households Assisted
 - 24th, 9am- 2pm at Clipper Magazine Stadium – 106 Households Assisted
 - September 16th, 12-5:30pm at Clipper Magazine Stadium – 94 Households Assisted
 - September 20th, 3pm – 7pm at Market House, Columbia – 29 Households Assisted
- Upcoming “Community Days”:
 - October 1st, 2pm – 7pm Ephrata Public Library
- For the past month we have been attempting to email and/or call every household that has applied and has not provided any documentation. A few have resulted in applicants asking to remove them from the program. It has also resulted in many households scheduling time to come in and meet with our staff or at one of the locations listed below.
- Additionally, the Housing Authority will continue to provide the County Courts (MDJs) with weekly data of households and statues within the program.

Columbia

CHI St. Joseph Children’s Health

401 Locust St., Columbia, PA 17512

Hours: Monday-Friday, 8:30am-4pm evening hours by appointment.

To contact: 717-205-3189

Conestoga Valley

Conestoga Valley Christian Community Services (CVCCS)

2420 Gehman Lane, Lancaster, PA 17602

Hours: Tuesday – Thursday, 9am-1pm, by appointment

To contact: 717-208-3711 or financial@cvccs.org

Denver

Real Life Community Services

240 Main Street, Suite B, Denver, PA 17517

Hours: Monday – Thursday, 9am-4pm, Friday, 9am-1pm, by appointment

To contact: 717-336-7797 or chris@realics.org

Elizabethtown

Elizabethtown Community Housing & Outreach Services (ECHOS)

61 E. Washington Street, Suite 110, Elizabethtown, PA 17022

Bilingual staff able to assist

Lancaster County Rental Assistance Program Update: 9/21/2021

Hours: By appointment

To contact: 717-361-0740 or info@ECHOSLancaster.org

Ephrata

Ephrata Area Social Services (EASS)

227 North State Street, Ephrata, PA 17552

Hours: Monday – Friday, 9am-4pm, by appointment

To contact: 717-733-0345

Northern Lancaster Hub

560 S. Reading Road, Ephrata, PA 17522

Bilingual staff available to assist

Hours: by appointment

To contact: 717-723-8258

Lancaster City

BASE Inc (By appointment)

447 S. Prince Street, Lancaster, PA 17603

Monday – Friday, 9am-5pm

Contact: dmartinez@baseinc.org or 717-742-0115

Bright Side Opportunities Center

515 Hershey Avenue, Lancaster, PA 17603

Bilingual staff available to assist

Hours: By appointment

To contact: 717-509-1342

Community Action Partnership (CAP)

601 S. Queen Street, Lancaster, PA 17603

Bilingual staff able to assist

Hours: Tuesdays & Thursdays, 10am-1pm, 2-4pm, by appointment

To contact: 717-299-7301

Crispus Attucks

407 Howard Avenue, Lancaster, PA 17602

Hours: Mondays, 9am-12pm, 1-5pm, Fridays 9am-12pm, by appointment

To contact: 717-394-6604

Price Elementary

615 Fairview Avenue, Lancaster, PA 17603

Bilingual staff available to assist by appointment

Hours: Monday – Friday, 8:30am-4pm. Evening hours by appointment

To contact: 717-291-6252

SoWe

417 Poplar Street, Lancaster, PA 17603

Bilingual staff able to assist

Lancaster County Rental Assistance Program Update: 9/21/2021

Hours: By appointment

To contact: 717-669-3633 or lpagan@bgclanc.org

Tenfold

308 E. King Street, Lancaster, PA 17602

Bilingual staff able to assist

Hours: By appointment

To contact: 717-291-9945 ext. 194 or brivera@lhop.org

LANCASTER COUNTY HOUSING AUTHORITY

(No appointment needed)

28 Penn Square, Suite 200 Lancaster, PA 17602

Monday-Thursday: 8am-4:30pm (Tuesday: 8am – 6:30pm), Friday: 8am-12pm

Contact: 717-394-0793

New Holland

Crossnet Ministries

127 W. Franklin Street, New Holland, PA 17557

Hours: Mondays – Wednesdays, 10am-4pm, by appointment

To contact: 717-355-2454

Paradise

The Factory Ministries

3293 Lincoln Hwy E, Paradise, PA 17562

Hours: Monday – Friday, 9am-4pm

To contact: 717-687-9594

Solanco

Solanco Neighborhood Ministries (SNM)

355 Buck Road, Quarryville, PA 17566

Hours: Monday – Thursday, 9am-12pm, 1-4pm, Fridays 9am-12pm, by appointment

To contact: 717-786-4308 or office@snministries.org