Indiana COVID-19 Rental Assistance Program Overview
OVERVIEW

$25,000,000 from IN CARES Act Discretionary funds for rental assistance

Rental Assistance Fund (“RAF”) administered by IHCDA

Goal = improve housing stability and prevent evictions

Program announcement 6/24/20

Program launch 7/13/20
ELIGIBLE HOUSEHOLDS

A household must meet the following eligibility criteria:

- Indiana renter household that lives outside of Marion County

- Experienced a loss of income due to COVID-19 because of an involuntary job layoff, reduced work hours, or reduced pay. Current household income, including unemployment benefits, must be below household income prior to March 6, 2020. Households receiving unemployment benefits must submit third-party verification.

- Rent burdened or at risk of eviction or termination of tenancy for nonpayment of rent

- Must not currently receive rental assistance through Section 8 (tenant-based or project-based) or USDA Rural Development rental assistance programs or live in a public housing unit

- May not receive another source of emergency rental assistance as part of a COVID-19 response for any month for which the household is receiving RAF assistance
ELIGIBLE ASSISTANCE

Rental Assistance and Arrears

• Each household is eligible for up to four months of assistance, including any combination of previous months (arrears) and future months (rental assistance).

• The assistance cannot exceed $500 for any month, for a total benefit not to exceed $2000 per household. The monthly amount of rental assistance cannot exceed the contract rent listed on the lease for the household.

• Arrears payments can cover only past due rent that accumulated on or after April 1, 2020 and late fees charged by the owner for rent due on or after April 1, 2020.

• Payments will be made directly to the landlord by IHCDA on behalf of the household.

• Assistance is available to each household only once and may not be reapplied for following the initial assistance term.
ASSISTANCE EXAMPLE 1

Household A qualifies for the program. Their lease has a contract rent of $800.

- Has not made June payment of $800 – RAF can cover $500 towards the arrears balance
- Has not made July payment of $800 – RAF can cover $500 towards the arrears
- Will owe $800 in August – RAF can cover $500
- Will owe $800 in September – RAF can cover $500
- Total assistance = $2000
**ASSISTANCE EXAMPLE 2**

Household A qualifies for the program. Their lease has a contract rent of $800.
- Paid $500 towards June payment, still owes $300 in arrears for June
- Paid $500 towards July payment, still owes $300 in arrears for July
- Will owe $800 in August and each month thereafter

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<tr>
<th>OPTION 1</th>
<th>OPTION 2</th>
<th>OPTION 3</th>
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<tr>
<td>RAF covers remaining $300 due for June</td>
<td>Tenant covers remaining $300 due for June</td>
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<td>RAF covers remaining $300 due for July</td>
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<td>RAF covers $500 towards August rent</td>
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<td>Total assistance = $1600</td>
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**OPTION 1**
- RAF covers remaining $300 due for June
- RAF covers remaining $300 due for July
- RAF covers $500 towards August rent
- RAF covers $500 towards September rent
- Total assistance = $1600

**OPTION 2**
- Tenant covers remaining $300 due for June
- RAF covers remaining $300 due for July
- RAF covers $500 towards August rent
- RAF covers $500 towards September rent
- RAF covers $500 towards October rent
- Total assistance = $1800

**OPTION 3**
- Tenant covers remaining $300 due for June
- Tenant covers remaining $300 due for July
- RAF covers $500 towards August rent
- RAF covers $500 towards September rent
- RAF covers $500 towards October rent
- RAF covers $500 towards November rent
- Total assistance = $2000
INELIGIBLE ASSISTANCE

Program funds may not be used for the following activities:

- Assistance to homeowners for mortgage assistance
- Assistance for persons currently experiencing homelessness
- Payment of late fees for future months (i.e. late fees assessed after the Eligible Household has been approved for assistance)
- Payment of arrears or late fees accrued prior to April 1, 2020
- Utility assistance
- Security deposit assistance
- Payment of damages or other fees, except outstanding late rent fees as defined above
LEASE ADDENDUM & TENANT PROTECTIONS

A household receiving RAF assistance must execute an RAF Addendum to Lease with its landlord.

The term of the Addendum is four months from execution, regardless of which months are covered by assistance.

The landlord cannot assess late fees and cannot evict or otherwise terminate tenancy for nonpayment or late payment of rent until such time that the household is 45+ days delinquent on their rent portion, as defined in Table A of the Addendum. If a landlord initiates a termination of tenancy, the landlord must provide written notice including the reason for termination to the tenant and to IHCDA via RAF@ihcda.in.gov.

During the term of the Addendum, the landlord cannot increase the contract rent without notifying and receiving approval from IHCDA.
PARTICIPATING PROVIDERS

Network of statewide partners who sign up to participate:
- Community Action Agencies
- Public Housing Authorities
- Township Trustee Offices

PP responsibilities
- Execute a Participating Provider Agreement with IHCDA
- Work with applicants and landlords to collect current lease documents and documentation of arrears and determine the eligible amount and distribution of assistance between arrears and rental assistance
- Work with landlords to obtain information for payment method (check or direct deposit, W-9) and to execute the Rental Assistance Fund Addendum to Lease
- Submit client files (lease, Addendum to Lease, and landlord payment information) through the Submittable portal within two business days of approval

PPs are not responsible for determining eligibility or working with renters to complete the application. Intake and screening is handled through indianahousingnow.org with a call center available for assistance.
PARTICIPATING PROVIDER BENEFITS

- For each applicant that is approved the Participating Provider will receive a $40 administrative fee from IHCDA
- Participating Providers will primarily serve applicants that live in their communities
- Participating Providers will work with IHCDA to increase or decrease their application load based on their capacity
- Ties into their existing mission of housing stability