New York State
Office of Temporary and Disability Assistance

Emergency Rental Assistance Program (ERAP)

Important Note for New ERAP Applicants

Total requests for assistance exceed available federal funding for the Emergency Rental Assistance Program (ERAP). Due to a court order, applications for ERAP will be accepted statewide starting on January 11, 2022 at 10 p.m. There is currently no federal funding available to provide assistance in most areas of the State. Therefore, applications will only be reviewed and considered for funding if additional funds become available, except as provided below.

Of note, the following applications submitted to the ERAP portal after January 11, 2022 at 10 p.m. will be denied:

- **Households that have income over 120 percent of area median income**
- **Households that have already received 12 months of ERAP assistance for rental arrears**
- **Households that live in the following communities are not participating in the New York State ERAP program. Households should apply through their local program. This list is subject to change and changes will be noted on this OTDA website.**
  - **Monroe County**
  - **Onondaga County**
  - **Town of Hempstead**
  - **Town of Islip**
  - **Town of Oyster Bay**

Specific Jurisdictions with Projected Available Funding

Funding and eligibility are not guaranteed, but funds are projected to be available for the following areas of the state where allocations have not been exhausted and tenants in these areas are encouraged to apply.

- Dutchess County
- Nassau County (not including the towns of Hempstead or Oyster Bay)
- Oneida County
- Saratoga County
- Suffolk County (not including the towns of Babylon, Brookhaven, or Islip)

Areas are expected to be removed from the above list as funds are exhausted.

In addition, households in any part of the state with income over 80 percent and up to 120 percent of area median income can still apply for state-funded emergency rental assistance.

Where You Can Receive Immediate Assistance

Households who need immediate assistance with help paying for rental arrears, ongoing rent, food or providing heating assistance may apply for assistance through:

- Their local department of social services office.
- For areas outside of New York City: myBenefits ⊘
- The United Way Helpline, which has access to various local services throughout the state. They can be reached by phone by dialing 211.
- New York City residents can obtain information on various local services by calling 311.

Tenant Protections

Please refer to the ERAP FAQ's for an explanation of the tenant protections associated with ERAP.

Ready to Apply?

Apply for ERAP online 24 hours a day, 7 days a week.

IMPORTANT NOTE: The functionality to continue a saved application is available for applicants who have created an account. Applicants are encouraged to gather all the information needed before starting an application including income of household members and rental amounts. Applicants who previously started, but did not complete and sign an application, must create an account in order to resume an incomplete application.

Applicants who have completed and signed an application can upload required documentation at any time.

APPLY FOR ERAP

The New York State Emergency Rental Assistance Program (ERAP) will provide significant economic relief to help low and moderate-income households at risk of experiencing homelessness or housing instability by providing rental arrears, temporary rental assistance and utility arrears assistance.

Seven communities that received funding for emergency rental assistance directly from the federal government opted to administer their own programs. Residents, with income up to 80 percent AMI, of City of Rochester and Monroe County ⊘, Onondaga County ⊘ and the towns of Hempstead ⊘, Islip ⊘ and Oyster Bay ⊘ are not eligible for assistance from the state-administered program and should apply with their local programs for emergency rental assistance. Residents of these communities may apply for the State-funded program serving households if their income is between 80 and 120 percent of AMI. Residents of these communities may be

eligible for assistance from the state-administered Emergency Rental Assistance Program if their locally-administered program spends all of its money. **As of January 19, 2022, residents of the City of Yonkers with incomes up to 80 percent of AMI are eligible to apply for the New York State ERAP program.**

Eligibility

New York residents are eligible for ERAP if they meet the following criteria:

- Household gross income is at or below 80 percent of the Area Median Income (AMI). These income limits differ by county and household size. A household may qualify based on current income or calendar year 2020 income that is at or below 80 percent AMI.
- Starting September 15, 2021, household gross income between 80 and 120 percent AMI. These income limits differ by county and household size. A household may qualify based on current income or calendar year 2020 income that is at or below 120 percent AMI. Households with income between 80 and 120 percent AMI are eligible for a state-funded ERAP payment so long as funds remain available. All applications for households with income up to 120 percent AMI will be processed on a first-come, first-served basis.
- On or after March 13, 2020, a member of the household received unemployment benefits **or** experienced a reduction in income, incurred significant costs or experienced financial hardship, directly or indirectly, due to the COVID-19 pandemic.
- The applicant is obligated to pay rent at their primary residence and has rental arrears (rent overdue) at their current residence for rent owed on or after March 13, 2020.
- The household must be at risk of experiencing homelessness or housing instability, which can be demonstrated by having rental arrears owed on or after March 13, 2020.

There are no immigration status requirements to qualify for the program.

Households eligible for rental arrears may also be eligible for help paying utility arrears at the same rental unit.

Applications for all eligible households will be processed on a first-come, first-served basis, as long as funds remain available.

Benefits

Households approved for ERAP may receive:

- Up to 12 months of **rental arrears payments** for rents accrued on or after March 13, 2020.
- Up to 3 months of **additional rental assistance** if the household is expected to spend 30 percent or more of their gross monthly income to pay for rent.
- Up to 12 months of electric or gas **utility arrears payments** for arrears that have accrued on or after March 13, 2020.

Payments will be made directly to the landlord/property owner and utility company on behalf of the tenant. Tenant applicants will be notified of the amounts paid on their behalf. If a landlord is difficult to locate or does not otherwise provide information needed to complete the application, funds will be held for up to 180 days to

allow sufficient time to locate the landlord and collect required information as well as to provide tenant protections and maximize landlord participation.

Apply

Applications are now being accepted.

Documents you will need to apply when the program is open:

Renter Applicants

Renters will need to provide:

- **Personal identification** for primary applicant (individual signing application). Acceptable forms of identification include items such as: A photo ID, driver license or non-driver government-issued ID, passport, EBT/Benefits Issuance Card, birth certificate or school registration.
- **Social Security number** of any household members who have been issued one. **Individuals do not need to have a lawful immigration status to qualify for the program.**
- **Proof of rental amount**, signed lease, even if expired. If no lease is available then proof can be shown through a rent receipt, canceled check or money order. If no documentation is available, landlord attestation will be accepted.
- **Proof of residency and occupancy** – Signed lease, rent receipt, utility bill, school records, bank statement, postal mail with name of applicant, insurance bill, or driver license. Proof should be current.
- **Proof of Income:**
  - **Documents demonstrating monthly income** for the prior month, such as pay stubs, bank account deposit verification, unemployment benefits letter, or other proof;

    OR

  - **Documents demonstrating annual income** for 2020, such as a W-2 tax form from an employer, an annual statement of earnings, or a copy of a completed income tax return, such as a 1040, 1040EZ, 1099 tax form, or other evidence of 2020 annual income.
  - Self-attestation through a written and signed statement of income is permitted in certain circumstances where no documentation is available such as certain self-employment.
- **Copy of gas or electric utility bill,** if applying for help paying for utility arrears at the same rental unit.

Applicants will be asked to attest that on or after March 13, 2020, a member of the household received unemployment benefits or experienced a reduction in household income, incurred significant costs **or** experienced other financial hardship, directly or indirectly, due to the COVID-19 pandemic. The applicant will need to sign the application form and associated certifications agreeing that the information provided in the application is accurate.

Print renter's checklist - English, العربية, বাংলি, 中文, Kreyòl Ayisyen, Italiano, 한국의, Polski, Русский, Español, אידיש

Landlord Applicants

Landlords and property owners will need to provide:

- **W-9 tax form** by typing this information in the Owner Account on the ERAP portal.
- **Executed lease** with tenant applicant, or if there is no written lease, a cancelled check, evidence of funds transfer or other documentation of the last full monthly rent payment. Upload pages of lease to at least include unit address, tenants on lease, monthly rental obligation, and signature page.
- **Documentation of rent due** from tenant by uploading a monthly rent confirmation form or ledger identifying the rental amount due by month. Do not include non-rent payments such as late fees or parking fees.
- **Banking information** by typing in direct deposit information in the Owner Account on the ERAP portal.
- If applicable, an owner affidavit or signed agreement designating the property management company/agent as authorized recipient of ERAP funds.

The property owner or an authorized property management company will be required to sign the application form and associated certifications agreeing that the information provided, including the amount of rental arrears owed, is accurate and does not duplicate a payment received from another program.

The property owner or authorized property management company must also agree to the following terms as a condition of accepting rental arrears payments:

- The ERAP payment satisfies the tenant's full rental obligations for the time period covered by the payment.
- Waive any late fees due on any rental arrears covered by the ERAP payment.
- Not increase the monthly rental amount above the monthly amount due at the time of application for ERAP assistance for months for which rental assistance is received and for one year from receipt of the ERAP payment.
- Not evict the household on behalf of whom the ERAP payment is made for reason of expired lease or holdover tenancy for one year from the receipt of the ERAP payment. An exception to this requirement shall be made if the dwelling unit contains four or fewer units and the property owner or owner's immediate family members intend to immediately occupy the unit for use as a primary residence.

Print landlord's checklist - English, العربية, বাংলি, 中文, Kreyòl Ayisyen, Italiano, 한국의, Polski, Русский, Español, אידיש

Helpful Videos for Tenants and Landlords

Understanding the NYS ERAP Program and Applying for Funding ◉ - Details the various application and documentation requirements and how to apply for ERAP. *(Spanish Subtitles Available)*

Navigating the ERAP Homepage ◉ - Overview of the ERAP Portal Homepage, and its navigation features. Español ◉

Using the Tenant Application and Uploading Documents ◉ - Step-by-step walkthrough of the application and document upload process. Español ◉

Uploading Documents to your NYS ERAP Application ❍ - In-depth overview of the upload function, and required steps for submitting ERAP application documents.
Español ❍

Understanding the Landlord Portal ❍ - Demonstration of the landlord portal, and associated features.
Español ❍

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APPLY FOR ERAP

Contact

Effective December 1, 2021 call center hours will be:
Monday through Friday from 9 a.m. – 7 p.m.

Contact us by phone:
844-NY1RENT (844-691-7368)
For the hearing impaired, TTY phone number: 1-833-843-8829.

Contact us by Webchat:
Chat with a representative ❍

Report Emergency Rental Assistance Program Fraud

To report Emergency Rental Assistance Program fraud in New York State complete and submit the Emergency Rental Assistance Program Fraud Reporting Form. ❍

Reasonable Accommodations

Reasonable accommodations for individuals with disabilities are available. Please tell us if you require a reasonable accommodation to apply for ERAP. Examples of available reasonable accommodations include assistance applying for ERAP, providing documents in an alternative format including braille, audio file (CD), data format (screen-reader accessible file on CD) and large print (18 point font) as requested, or TTY relay communications.

To request a reasonable accommodation, please contact the call center at 1-844-NY1-RENT (1-844-691-7368). If you are hearing impaired, a TTY phone number is available by calling 1-833-843-8829.

You may also request an accommodation by emailing accessibility@otda.ny.gov.