



Angela D. Alsobrooks
County Executive

EMERGENCY RENTAL ASSISTANCE PROGRAM (ERAP)

New ERAP Policies – March 23, 2022

The Department of Housing and Community Development (DHCD) received an overwhelming number of applications as a result of federal and state eviction moratoriums expiring last summer. DHCD is working as quickly as possible to review and process eligible applications and appreciates your continued patience.

As of March 25, 2022, Prince George's County is proud to have assisted 7,037 households, disbursing \$61.9 million in ERAP funds thus far. DHCD continues to process eligible submitted applications and has received additional rental assistance funding from the U.S. Treasury and the State of Maryland. We know that processing our remaining applications quickly is important to everyone.

COVID-19 case numbers are declining and our state of emergency has ended. We are pleased to see our economy bouncing back and many residents returning to work.

Based on these positive trends, we believe now is a good time to modify our policies to reflect this progress and to ensure that we can accommodate the applications already in our queue.

The following policies are now in effect:

Tenant Applications

Tenant applications will be prioritized based on the 1) date of application, 2) the household income, and 3) the risk of facing an eviction.

- All Tenant households facing **evictions, specifically on the Sheriff's Writs List**, will be given **Priority #1** status.
 - All eligible tenants will be granted ERAP assistance for the number of months requested in the initial tenant application, plus any additional months **not to exceed 18 months and/or an end date of April 30, 2022.**
- All other Tenant households will be given **Priority #2** status.
 - All eligible tenants will be granted ERAP assistance for the number of months requested in the initial tenant application, plus any additional months **not to exceed 18 months and/or an end date of April 30, 2022.**



- DHCD will request updated income documents information for households seeking to add delinquencies to the original application.

Landlord Applications

Landlord applications will continue to be prioritized based on the census tract and priority levels as determined by the various vulnerability levels identified by the Department. The census tract and priority levels can be found on the [Emergency Rental Assistance Program website](#) under the title: **Prioritization Criteria and Methodology**.

The following applies to all landlord applications submitted after **July 15, 2021**.

Priority 1 and 2

- All landlord applications in the highest vulnerability areas (Priority 1 and Priority 2) will be assigned and reviewed first.
- All eligible tenants in Priority 1 and Priority 2 landlord applications will be granted ERAP assistance for the number of months requested in the initial landlord application, plus any additional months **not to exceed 18 months and/or an end date of April 30, 2022**.
- DHCD will request updated income documents information for households seeking to add delinquencies to the original application.

Priority 3, 4 and 5 - Location

- All landlord applications in the vulnerability areas 3, 4, and 5 will be reviewed after the Priority 1 and Priority 2 applications are processed.
- All eligible tenants in Priority groups 3, 4 and 5 landlord applications will be granted ERAP assistance for the number of months requested in the initial landlord application, plus any additional months, **not to exceed 18 months and/or an end date of April 30, 2022**
- DHCD will request updated income documents information for households seeking to add delinquencies to the original application.

[Click here to see the landlord vulnerability areas.](#)

No Response – Status Definitions

DHCD has changed its “No Response” policy for existing applications. The new policy is as follows:

- Tenant and landlord applicants that do not respond to **3 attempts to request information within a 14-day period** will be identified as non-responsive.



If tenants and landlords do not respond to the multiple requests for information from a DHCD Reviewer, the application will be marked “No Response” and purged from our queue.

Reminder to Landlords

Landlords who have received payments from DHCD on behalf of their tenants signed a Landlord Agreement. As a reminder, Landlords are required to inform their tenant(s) that they received payment, must not take any self-help measures against tenant(s) for 90 days after receiving ERAP funds, and must waive all late fees that were previously charged to the tenant(s) for their delinquent rent. These requirements are outlined in the Landlord Agreement and must be fulfilled as a condition for ERAP funding.

DHCD appreciates the patience extended by the tenants and landlord and will continue reviewing the applications as quickly as possible.

