



COUNTY OF ONONDAGA

Department of Social Services-Economic Security

Child Support ♦ Day Care ♦ Fair Hearings ♦ Fraud ♦ HEAP ♦ Medicaid ♦ SNAP ♦ Systems ♦ Temporary Assistance

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County Executive

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Commissioner

Highlights from Onondaga County Emergency Rental Assistance Program – 12/1/21

- U.S. Treasury has allocated \$24.5 million to Onondaga County to assist with rental arrears and rent. Up to 10% of the funds can be used for program administration. Any funds not used for administration will be used towards paying rental arrears and rent. The program will remain open until all funds are extinguished.
- Only Onondaga County tenants are eligible, but payments will be made to landlords
 - Ineligible – full-time college student or a household consisting exclusively of college students who are otherwise not employed nor receiving unemployment benefits, landlords and tenants who have been found to have committed fraud in this program and sub-tenants
- Both the tenant and landlord can apply via the web-based application at on www.OnGovRentHelp.com and click on “Apply Now”
- Rental arrears occurring prior to March 13, 2000 will not be paid
- Only up to 12 months of rental arrears can be paid and only up to 3 months of prospective rent can be paid
- Per US Treasury, tenants with incomes at or below 50% area median income (AMI) must be prioritized
 - 75% of funds will cover eligible tenants at or below 50% AMI, 25% of funds will cover eligible tenants at or below 80% AMI
- Every 30 days, the applicants deemed eligible will be prioritized by:
 - By 45 City of Syracuse and County census tracts where the majority of renters reside and incomes average 80% of the AMI or less
 - Landlord resides in Onondaga County
 - Landlord that has less than 20 rental units in Onondaga County
- The application site opened on April 19, 2021. As of October 20, 2021, the ERA application site is on pause awaiting a decision from the US Treasury on whether the County will be receiving additional funds. The County will be notified on or after December 1, 2021.

Information a Tenant needs to know to be eligible

- Has an obligation to pay rental arrears and rent
- A household member that has a reduction of income or other financial hardship due to COVID-19
- Experienced or are at risk of experiencing homelessness
- Income at or below 80 percent of the area median income

2021 Area Median Income								
Maximum Annual Income By Family Size - 80%	1	2	3	4	5	6	7	8
Income Level	\$ 44,550	\$ 50,000	\$ 57,250	\$ 63,600	\$ 68,700	\$ 73,800	\$ 78,900	\$ 84,000

- If deemed eligible, up to 12 months of rental arrears will be paid to your landlord
- If deemed eligible and your rent is not affordable, up to 3 months of prospective rent will be paid to your landlord in order for you to locate affordable housing

Information a Landlord needs to know

- Your tenant must be deemed eligible for you to receive funds
- If you rent to tenants living in the City of Syracuse, those properties must have a current Rental Registry or Certificate of Compliance per City Ordinance if required by law and must not have a health and safety violation
 - If the violations existed for the months of arrears for which assistance is sought, and the violations are still outstanding at the time of application, rental assistance payments for those unfit months will not be released until the violations are removed, and will be subject to a 50% reduction if the violations remained uncleared for four or more months.
- If the original tenant is gone, the landlord may be eligible for rental arrears if the former tenant is deemed eligible.
- While an application is pending review and until a final determination is rendered, the landlord waives its rights to pursue an eviction or non-possessory money judgment for non-payment of rent.
- If landlord accepts fund, the landlord agrees to waive all interest, penalties, late charges, attorneys' and/or court fees and costs as a result of the non-payment of rent for the months covered
- If landlord accepts prospective rent, the landlord agrees will not pursue eviction for the months granted
- If landlord accepts ERA funds, the landlord agrees to not increase the monthly rental amount above the monthly amount due at the time of application for ERA assistance for months for which rental assistance is received and for one year from receipt of the ERA payment.
- If grant funds for rental assistance (whether for arrears or prospective rents) are received by the Landlord as result of this application, Landlord agrees that the Landlord will not pursue any eviction proceedings for **twelve (12) months** from the date payment is received for the sole reason that the tenant is a holdover* tenant or has a month-to-month tenancy. (*A holdover tenant is a renter who remains in a property after the expiration of the lease. If the landlord continues to accept rent payments, the holdover tenant can continue to legally occupy the property, for one month at a time (month-to-month tenancy).
- Landlords that have 350 or more eligible units for which they are submitting completed and otherwise eligible ERA applications will only be eligible for a payment that represents 80% of the arrears sought on the 351 unit and beyond.
- Any rent in excess of 12 months owed between 3/13/20 – present must be forgiven in order to receive payment.
- Eligible tenants where Landlords will not accept the funds, funds will be held as obligated and issued to the tenant after July 31, 2022.
- Landlords that refuse to accept direct payment for ONE or MORE tenant-applicants in the ERA, but is accepting direct payment for another tenant, that may be a violation of federal Fair Housing law and source of income law, and the case will be referred to CNY Fair Housing for response.

Both parties have the right to appeal an eligibility decision.

Applicants can call 211 for assistance or 315-435-2700 (wait for Prompt 3) or email Rental.Assistance@dfa.state.ny.us. In addition, **tenant and landlord** applicants can reach out to the following community partners for assistance filling out the web-based application:

Catholic Charities	Liberty Resources, Inc.
Center for Community Alternatives	Ministries of Victory Temple
Center on Court Innovation	North Side Learning Center
Contact Community Services	Northeast Hawley Development Association, Inc. (NEHDA)
Greater Evangelical Church of God in Christ	PEACE, Inc.
Helio Health	St. Lucy's Food Pantry
Hiscock Legal Aid Society	Dunbar Center
Hopeprint, Inc.	Syracuse Northeast Community Center, Inc.
Huntington Family Centers	Tucker Baptist Church
Inter Faith Works	Volunteer Lawyers Project of Onondaga County
Jubilee Homes	Westcott Community Center
Legal Aid Society of Mid-New York, Inc.	YWCA
Legal Services of Central New York	

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For additional information see Onondaga County Emergency Rental Assistance Program – Frequently Asked Questions and/or the Onondaga County Emergency Rental Assistance Policy and Plan on www.OnGovRentHelp.com.