

State of Louisiana's U.S. Treasury Emergency Rental Assistance Program



If your rental property is in Caddo, Calcasieu, East Baton Rouge, Jefferson, Lafayette, Orleans or St. Tammany Parish, you must apply directly to the program in your parish.

STRUGGLING TO COLLECT RENT DUE TO COVID-19?

The State of Louisiana is launching the U.S. Treasury Emergency Rental Assistance Program to provide emergency rental assistance to Louisiana residents who are at risk of experiencing homelessness or housing instability due to the COVID-19 pandemic.

The program is funded through the federal Coronavirus Response and Relief Supplemental Appropriations Act, 2021 (H.R. 133). This relief package includes \$25 billion for emergency rental assistance, of which \$161 million has been allocated to the state to provide assistance in 57 Louisiana parishes.

Both landlords and renters may apply.

The program can provide assistance for past-due rent and forward rent payments for applicants, as well as utility costs.

HOW TO APPLY?

State Program

The State of Louisiana is administering the program in 57 parishes.

Information on how to apply can be found at www.LAStateRent.com or by phone at **877-459-6555**, Monday to Friday, **8 a.m. to 5 p.m.**

If you previously applied for the Louisiana Emergency Rental Assistance Program (LERAP) program and reside within a parish participating in the state program, you will be contacted with information regarding the next steps.

Local Program

The following seven parishes and local governments have elected to administer their own programs. If you live in or have rental property in one of these parishes, you are not eligible to apply to the state program. Local programs may vary in terms of eligibility, prioritization, benefits, and application process, and applicants are encouraged to reach out to those programs directly.

- Caddo Parish
- Calcasieu Parish
- East Baton Rouge Parish
- Jefferson Parish
- Lafayette Parish
- Orleans Parish
- St. Tammany Parish

WHO CAN APPLY?

Tenants

Tenants may be eligible for rental assistance under the program if the following requirements are met:

- Tenant resides in a rental unit within a parish covered by the program
- At least one individual in the household qualified for unemployment benefits or experienced a reduction in household income, incurred significant costs or experienced other financial hardship due directly or indirectly to COVID-19
- Tenant has received a past due rent notice, past due utility notice, or an eviction notice or is experiencing housing instability
- Household income does not exceed 80% of area median income limit (AMI) for the parish, as defined by the Department of Housing and Urban Development (HUD)

Landlords

Landlords may also apply on behalf of their tenants and will be required to accept the following conditions to receive payment under the program:

- Forgive all penalties, interest and court costs related to rent incurred between April 2020 and date of remittance of program rental assistance. The program will cover late fees up to \$100 per month, as prescribed within current lease terms. Participating landlords will be required to forgive any late fees that exceed the \$100 per month allowance.
- Not evict a tenant for past due rent prior to April 2020
- Not evict a tenant for at least 60 days after assistance ends unless eviction is for cause. Under the ERAP Program, "for cause" shall not include the following eviction filings: "owner wants possession", "non-renewal of lease", or "non-payment of rent." This clause does not preclude the landlord from seeking eviction for lease violations and/or for tenants who violate the health, safety, and/or peaceable enjoyment of the property.

WHAT DOES THE PROGRAM COVER?

The state program provides financial assistance to cover rent costs for Louisiana renters who are behind on their rent and/or at risk of eviction due to COVID-19. Eligible uses for the program are limited to:

Past-Due Rent

Rental arrears dating back to as early as April 1, 2020

Forward Rent

Forward rent paid in increments of up to three months

Utilities

Past-due bills, including some penalty fees

PROGRAM GOALS



Keep people housed during the COVID-19 pandemic by preventing evictions for failure to pay rent



Prioritize applicants who previously applied to the Louisiana Emergency Rental Assistance Program (LERAP)



Serve the maximum number of households



Ensure equitable geographic distribution of assistance



Compensate landlords for unpaid rent during COVID-19 eviction moratoria

To learn more about the U.S. Treasury Emergency Rental Assistance Program, please visit <https://home.treasury.gov/policy-issues/cares/emergency-rental-assistance-program>.

Additional information about the state rental assistance program program, can be found at www.LAStateRent.com.

Email: info@LAStateRent.com | Call: (877) 459-6555
Contact Center Hours of Operation: Monday - Friday, 8 a.m. – 5 p.m.

