



April 21, 2021

Continuum of Care Membership

Delaware Housing Assistance Program

1.0

- Mar – Aug 2020
- Up to \$2,000
- 1,300 households

2.0

- Aug – Dec 2020
- Up to \$8,000
- 3,000 households

3.0

- Relaunch March 2021
- Up to 15 months
- Federal ERA Funding



Emergency Rental Assistance (ERA) Program

- ERA 1.0 – January 2021
 - DE: \$200M
 - Through September 2022
- ERA 2.0 – American Rescue Plan
 - DE: Up to \$152 M
 - Through September 2025
- Federally defined eligibility
- Housing costs and utilities
- Housing Stability Services

	DEHAP 1.0 (April - August 2020)	DEHAP 2.0 (Aug - Dec 2020)	Total
Kent	232	540	772
New Castle	806	2107	2913
Sussex	200	303	503
Total	1238	2950	4188
Kent	\$ 352,406	\$2,181,380	\$ 2,533,787
New Castle	\$ 1,379,424	\$9,230,199	\$ 10,609,623
Sussex	\$ 314,696	\$1,303,320	\$ 1,618,017
Total	\$ 2,046,526	\$ 12,714,900	\$ 14,761,426

Feedback from DEHAP 1.0 and 2.0

Documentation

Requirements should be as streamlined, online as possible, and broad interpretation of COVID-19 impact.

Communication

Portal features such as status notifications and ACH details are critical.

How to apply

Landlords and tenants should both have the option to submit applications.

Reaching Households

More targeted outreach and help submitting applications could help reaching underserved populations.



What's New

- New application portal
- Tenant or landlord can initiate application
- More communication features
- Reduced documentation/incorporated into portal
- Now can include utilities due to the landlord
- Up to 15 months rather than dollar maximum
- Can cover forward rent

3.0 - Available Assistance

Eligible Expenses

- Past due rent from April 1, 2020 – on
- Prospective/future rent
- Utilities owed to the landlord
- Fees, if stated in lease

Maximum Assistance

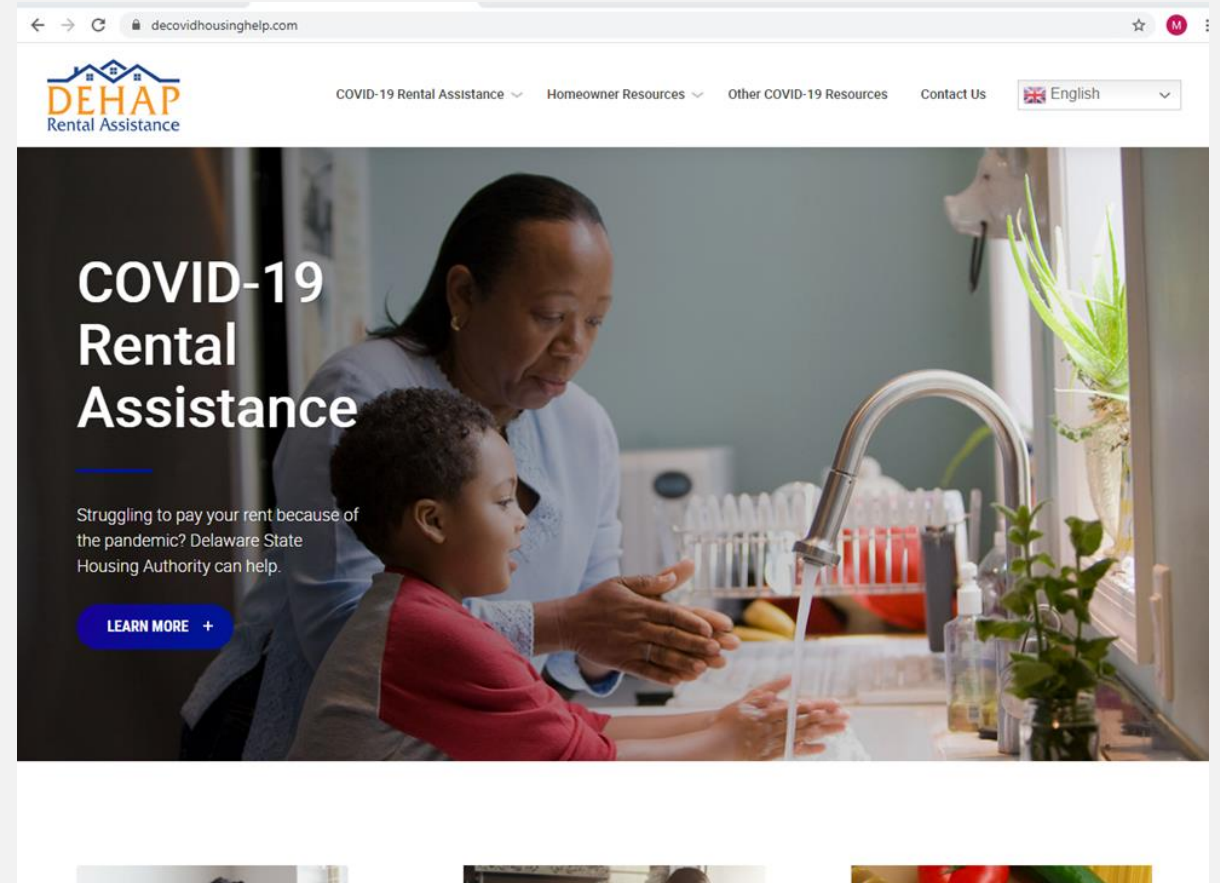
- Up to 15 months – any combination of arrears/future
- Up to \$2,000/month
- Future rent can be approved 3 months at a time; must recertify eligibility



Marketing and Outreach

- Dedicated website:
decovidhousinghelp.com
- Dedicated phone number:
866-935-0407
- Printed materials and working with partners like DOL and Food Bank

Contact for rack cards/postcards:
Jessica@destatehousing.com





Household Eligibility

Eligible households must have:

- One or more individuals qualified for unemployment OR experienced a reduction in income, incurred significant costs, or experienced other financial hardship due directly or indirectly to the pandemic; **AND**
- Risk of experiencing homelessness or housing instability, which may include: past due utility or rent notice or eviction notice or evidence of housing cost burden (rent >30% of household income) **AND**
- Income (either 2020 annual income or current income at time of application) at or below 80% of Area Median Income for the county of residence according to the below table:

County	1 person	2 person	3 person	4 person	5 person	6 person
New Castle	\$54,150	\$61,850	\$69,600	\$77,300	\$83,500	\$89,700
Kent and Sussex	\$45,850	\$52,400	\$58,950	\$65,500	\$70,750	\$76,000



Other Eligibility Topics

Eligible

- Manufactured homes on leased land (lot rent)
- Subsidized units
- Tenants with rental assistance vouchers
- Room rental
- Past DEHAP recipients – past assistance does not count towards 15 month max

Not Eligible

- Rent arrears when tenant has already been evicted or moved out
- Hotel/motel stays
- Security deposits
- Utilities that are due to utility company (at this time)

Required Documentation

Tenant

- Lease
- Identification/Proof of residency
- Income Documentation
 - CY2020 or current
- Unemployment if available / self-attestation of COVID-19 related financial hardship

Landlord

- W-9
- Confirm rents due
- Voided check

See decovidhousinghelp.com for info on alternative documentation if necessary



How to Apply

- Visit dehaphousinghelp.com
- Application portal
 - Register & follow prompts
 - Upload required documentation
- All applications MUST be submitted via the portal. Faxed, mailed, emailed documents will NOT be accepted.
- Community partners can assist with submitting applications for households with technology, language or other challenges.

A screenshot of the DEHAP application portal website. The browser address bar shows "dehaphousinghelp.com/delaware/#/". The page features the DEHAP Rental Assistance logo at the top. Below the logo is a navigation bar with "Home" and "Login" links. The main content area has a dark background with the heading "Are You Eligible?" and a sub-heading "If you have experienced hardship due to COVID 19 and need assistance to pay your RENT you MAY be eligible for DEHAP." There are three buttons: "Tenants Apply Today" (blue), "Landlords Register Here" (white), and "Help, I don't qualify." (white). Below this is a section titled "Having Trouble Paying Your Rent? We're Here to Help." with a sub-heading "The DEHAP works to help renters get the assistance they need to avoid eviction. The DEHAP is administered by the Delaware State Housing Authority (DSHA)." At the bottom, there are three columns of links: "Am I Eligible?", "How Much Assistance is Available?", and "How Can the DEHAP Help Me?".





- Maximum months, not total dollar cap. DEHAP should now be able to cover almost all arrears in vast majority of cases.
- April 1, 2020 – on, up to 15 maximum months, can pay forward rent 3 months at a time.
- Tenant or landlord can now initiate application.
- Reduced documentation and changed eligibility – folks who think they weren't eligible or were denied should try again.
- Previous recipients can apply again – but do need to apply again.
- Application help for tenants will be available soon.



What's next

- Adding utility assistance
- Emergency Rental Assistance (ERA) Housing Stability Services
- Special circumstances like coordination with RRH