

# End Rental Arrears to Stop Evictions (ERASE)

## TREASURY'S EMERGENCY RENTAL ASSISTANCE (ERA) PROGRAM: SELF-ATTESTATION

Treasury's revised [guidance](#) on the [Emergency Rental Assistance \(ERA\) Program](#) streamlines ERA documentation requirements and [continues to urge](#) ERA programs to allow self-certification to demonstrate eligibility factors, including financial hardship, income, housing stability, and rental obligation. Treasury has repeatedly published guidance [strongly discouraging](#) ERA grantees from establishing burdensome documentation requirements that prevent participation for eligible households.

This fact sheet provides an overview of how programs can utilize self-attestation to satisfy ERA eligibility documentation requirements. See NLIHC's [ERA Resource Hub](#) for examples of how programs are incorporating self-attestation and other program elements into their program design to enhance access, equity, and efficiency. [Treasury's website](#) also offers examples of ERA best practices, including simplifying the application process and using self-attestation.

### Landlord Documentation

Treasury ERA guidance requires that when payments are being made directly to landlords that landlords must submit their **Tax Identification Number (TIN)**, which is typically in the form of a W9. Additional documentation such as a rent ledger is not required by Treasury or recommended by NLIHC. ***If a landlord is unable or unwilling to supply this documentation, programs should utilize direct to tenant payment methods. NLIHC strongly recommends programs provide ERA2 funds directly to tenants first and immediately, as allowed by Treasury.***

### NLIHC strongly discourages grantees from requiring or asking for the following documents, as they may be high-burden or high-barrier:

- Tenant birth certificate
- Tenant social security number
- Tenant driver's license or state ID
- Tenant ledger
- Landlord's rental license

### Documenting the Use of ERA Funds

Grantees do not need to obtain documentation demonstrating the use of ERA funds by tenants and landlords. Grantees should require tenants and landlords to commit in writing to use ERA assistance only for the intended purpose before issuing a payment. If landlords receive the ERA payment on behalf of tenants, landlords are prohibited from evicting the tenant for nonpayment of rent during the period covered by the assistance. Treasury strongly encourages grantees to prohibit landlords from evicting tenants for 30 to 90 days longer than the period covered by the rental assistance.

### Additional Resources

- NLIHC Emergency Rental Assistance Database: <https://nlihc.org/rental-assistance>
- NLIHC Treasury ERA Dashboard: <https://nlihc.org/era-dashboard>
- NLIHC ERA Resource Hub: <https://nlihc.org/resource-hub>

ESTABLISHING ELIGIBILITY			DETERMINING RENTAL ASSISTANCE	
	A. Establishing COVID hardship or unemployment	B. Establishing risk of housing instability or homelessness	C. Establishing annual 2020 income or current monthly income	D. Establishing rental residency and rental obligation
ELIGIBILITY REQUIREMENT	Grantees must document applicants have either qualified for unemployment benefits; or (a) for ERA1, experienced a reduction in household income, incurred significant costs, or experienced other financial hardship <b>due, directly or indirectly</b> , to the pandemic; or (b) for ERA2, experienced a reduction in household income, incurred significant costs, or experienced other financial hardship <b>during</b> the pandemic.	Grantees must document that one or more individuals within the household can demonstrate a risk of experiencing homelessness or housing instability.	Grantees may determine income eligibility based on either the household's annual 2020 income or sufficient confirmation of the household's monthly income at the time of application. Applicants must have a household income below 80% of area median income (AMI).	Grantees must obtain, if available, a current lease signed by the applicant and the landlord that identifies the unit where the applicant resides and establishes the rental payment amount.
LOW-BARRIER DOCUMENTS TO MEET THE REQUIREMENT	Treasury strongly encourages grantees to rely on the self-certification of applicants about whether their financial hardship meets the statutory requirements.  See <a href="#">FAQ #2</a> for information on allowing applicants to self-attest to COVID-related hardship or unemployment.	See <a href="#">FAQ #3</a> for information on using self-attestation to demonstrate a risk of housing instability and homelessness.	See <a href="#">FAQ #4</a> for more information on using self-attestation to document income.  Grantees may rely solely on written attestation to document household income. Additionally, grantees can verify a household's income eligibility using <a href="#">fact-specific proxy</a> , such as neighborhood or census tract as well as categorical eligibility.  If a grantee accepts self-attestation of current income without further verification, grantees must reassess the household's income every three months by obtaining appropriate documentation or a new self-attestation.  Self-certification may also be used for non-duplication of benefits (see <a href="#">FAQ #15</a> )	In the absence of a signed lease, grantees may accept other reasonable documentation to establish residence and rental obligation. See <a href="#">FAQ #5</a> for information on using self-attestation to document residency and rental obligation.
EXAMPLES	<ul style="list-style-type: none"> <li>• <a href="#">Mississippi</a></li> <li>• <a href="#">Sarasota County, FL</a></li> <li>• <a href="#">Spartanburg, SC</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Mississippi</a></li> <li>• <a href="#">Washington, DC</a></li> <li>• <a href="#">Wyoming</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Boston, MA</a></li> <li>• <a href="#">Lake County, IL</a></li> <li>• <a href="#">Minnesota</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Minnesota</a></li> <li>• <a href="#">Oregon</a></li> <li>• <a href="#">West Virginia</a></li> </ul>