COVID-19 Emergency Rental Assistance Program
Phase 2

Have you lost income because of COVID-19? Are you having trouble paying your rent? The City of Philadelphia might be able to help.

Philadelphia is launching a Phase 2 of the COVID-19 Emergency Rental Assistance Program. It aims to help people who have lost income because of COVID-19 to pay their rent. It makes payments directly to your landlord.

To be eligible:

- You must rent an apartment or house in Philadelphia
- You and your landlord must submit an application
- You must have lost 30% of your income because of COVID-19 or have filed for unemployment after March 1, 2020

You do NOT have to have been diagnosed with COVID-19 to be eligible.

You must also meet these income guidelines as of the time you apply:

Income Guidelines

Household Size	Maximum Monthly Household Income	Maximum Annual Household Income
1	$5,638	$67,770
2	$6,442	$77,300
3	$7,246	$87,000
4	$8,050	$96,600
5	$8,696	$104,400
6	$9,342	$112,100
7	$9,983	$119,800
8	$10,629	$127,600

For households larger than 8, add $650 monthly, $7,700 annual for each member (Income guidelines subject to change)

The application is a two part process.

The tenant must:

- Complete the online application
- Submit proof of income for everyone on the lease before and after March 1, 2020
- If you filed for unemployment you do not need to submit proof of income after the date that you filed

The landlord must:

- Fill out the landlord portion of the application
- Complete the Landlord Property Certification
- Accept the rental payment electronically
- Certify that they are current on all property taxes
- Provide proof of ownership
- Not displace the household or begin any eviction proceedings for at least 60 days from the final month of rental assistance
- Agree to the terms of the program

Completed applications will be reviewed on a first-come, first-served basis. An application is not complete until both the tenant and landlord have completed their forms and submitted all required documents.

You can apply at PHLRentAssist.org. The deadline to apply is September 30, 2020 or until funding runs out.

Funding is limited. Not every applicant will receive assistance. More program details are available at PHLRentAssist.org.

If you are not able to apply online, please call 215-334-4663 for help.

Other Programs for Renters

Please visit www.PhillyTenant.org or call the Philly Tenant Hotline at 267-443-2500 to learn about legal options for tenants facing eviction, potential short-term payment assistance and other programs for renters.

Frequently Asked Questions about Phase 2 of Philadelphia's COVID-19 Emergency Rental Assistance Program

How do I apply for Phase 2 rental assistance?

The easiest way to apply will be to use the online application. That application is available online. Your landlord will also have to submit an application.

Is Phase 2 open to all renters?

No. You must have lost more than 30% of your income due to reduced work hours or wages because of COVID-19, or filed for unemployment after March 1st. You must also meet the income guidelines below, based on your income at the time of application

How much money will I get?

Assistance is available for up to $750 per month per applicant or a total of $4,500 per applicant over six months. Payments will be made electronically to landlords.

Should I tell my landlord about this program?

Yes. We need willing participation from your landlord for you to get assistance.

What are the requirements for landlords?

- For any month in which the landlord receives a payment from the program the landlord must agree that the payment fulfills the tenant's entire rent obligation for that month and must forgo or forgive any additional or back rent or any late fees owed for that month.

- Landlord must agree not to displace the household or begin any eviction proceedings for at least 60 days from the final month of assistance.

- Landlord must attest that all property taxes on buildings where tenants are receiving assistance through this program are paid and up-to-date.

- Landlord must attest that the rental properties for which assistance is being requested meet Housing Quality Standards guidelines.

Is this the same program I applied to before?

No. Phase 2 has different requirements and guidelines. You need to apply to Phase 2 separately.

I applied on this website before. Do I need to apply again?

Yes, you should apply for Phase 2. If you were selected for Phase 1 you are still eligible for Phase 2. If you were not selected for Phase 1 you should apply for Phase 2.

Even if you were found not eligible for Phase 1 you should apply for Phase 2. The eligibility requirements are different and so you may be eligible for Phase 2.

How do I know if I was selected in Phase 1?

You can check your application status on the website.

How long will this program run?

PHDC will accept applications until September 30 or until the funding runs out.

Are there income guidelines?

Yes. You can see the income guidelines on the other side. Note that the guidelines apply to your income at the time of your application.

Is a Social Security Number required on the lessee/tenant application?

Either a Social Security Number (SSN) or an Individual Taxpayer Identification Number (ITIN) are required for this application to be considered complete.

How likely am I to get help?

Funding is very limited, and we will not be able to help everyone.

How are people chosen for help?

Funding will be offered to qualified applicants on a first-come, first-served basis. Applications are considered submitted when all tenant and landlord forms have been submitted and are complete.

I don't think I qualify for this program. Are there other programs that can help renters?

Please visit the PhillyTenant website or call the Philly Tenant Hotline at 267-443-2500 to learn about other programs for renters. There is also information on our Other Resources page on the website.

I'm a homeowner facing foreclosure. Can you help?

Please visit the SaveYourHomePhilly website for information, or call the City's Mortgage Foreclosure Prevention Hotline at 215-334-4663.

How can I support Philadelphia renters who are struggling?

If you want to help your neighbors in need, you may donate to the program on the website. Donations are tax deductible and all funds donated go to rental assistance.