

Emergency Rental Assistance Program Case Study: York County



November 11, 2021

The success of the [York County Emergency Rental Assistance Program](#) (ERAP) in quickly distributing assistance to tenants and landlords demonstrates that self-attestation, especially for income determination, can significantly speed up the distribution of rental assistance. York County ERAP offers a simple-to-implement example of how to expedite emergency rental assistance in order to keep renters safely housed and make landlords whole as the pandemic continues.

York County ERAP, administered by the York County Community Progress Council, has distributed more than \$12.9 million for rental and utility assistance to 5,276 York County households as of September 30, 2021, spending nearly all of its \$13.4 million Federal ERAP allocation within 6 months. This makes York County one of the most successful ERAP grantees nationwide receiving Federal funds.

York County ERAP Facts

Administrator

York County Community Progress Council

Federal funding received for ERAP 1
\$13.4 million

Amount disbursed in assistance
More than \$12.9 million (as of September 30)

Number of households assisted
5,276 (as of September 30)

Successful Implementation of Self-Attestation

York County ERAP's early decision to use self-attestation to establish applicant eligibility helped enable this quick pace of assistance. The program's application collects eligibility information from applicants to determine:

- 1) COVID financial impact,
- 2) Housing insecurity, and
- 3) Household income.

Applicants identify and certify the reason for their COVID financial impact and list all applicable income sources for each household member before certifying the income amount. Self-attestation for these fields is sufficient for the application to be submitted, reviewed, and approved. If discrepancies are found during eligibility review, the program will follow up with the applicant for any necessary documentation to address potential anomalies.

This process significantly lowers barriers for applicants who have difficulty locating, uploading, or providing documentation (for example, renters who do not file taxes, do not have pay stubs, or have no reasonable way to document lost income). York County ERAP's self-attestation policy prevents long waits and potential eviction filings by freeing the program from the need to conduct a time- and staff-intensive follow-up process with applicants to chase down missing documentation. At the same time, the program's review process guards the program against attempted fraud and enables reviewers to more closely examine the minority of cases where further documentation is needed to establish eligibility.

[U.S. Treasury Recommendations on Self-Attestation](#)

The U.S. Treasury has repeatedly emphasized the importance of streamlining application requirements, including the use of self-attestation to determine ERAP eligibility. Treasury "[strongly encourages](#) grantees to rely on the self-certification of applicants" to establish financial hardship. Additionally, Treasury guidance [allows and encourages](#) grantees to "incorporate self-attestation to demonstrate income eligibility into their application form".

York County ERAP application's self-attestation screens closely match Treasury's [suggested forms for ERAP online applications](#). York County ERAP's simple implementation of Treasury guidance has enabled the program to serve more households more quickly, a strategy that is practical and applicable to emergency rental assistance programs seeking to expedite assistance.

The Housing Alliance is a statewide coalition working to provide leadership and a common voice for policies, practices, and resources to ensure that all Pennsylvanians, especially those with low incomes, have access to safe, decent, and affordable homes.

We promote common-sense solutions to balance PA's housing market and increase the supply of safe, decent homes for low income people.