

Dallas County Health and Human Services
Texas Emergency Rental Assistance Program (TERAP)

Q. Why has the Texas Emergency Rental Assistance Program, (TERAP) initiated?

A. The Texas Emergency Rental Assistance Program (TERAP) provides rental assistance to income-eligible households impacted by COVID-19 to help them stay housed during the pandemic and help them recover economically from the impact of the pandemic. Administered by the Texas Department of Housing and Community Affairs (TDHCA), with Community Development Block Grant CARE Act funds (CDBG-CV), the program can pay up to six months of an eligible household's rent, including rental arrears, with at least one of those months covering a month of future rent. The program can specifically provide rental assistance to tenants who have been sued for eviction (i.e. forcible detainer action filed against them), providing the landlord and tenant an alternative to eviction

Q. What services are available for TERAP?

A. Rental assistance.

Q. What is the amount of a TERAP assistance payment?

A. Assistance may not exceed TDHCA maximum limits based on your zip code. Assistance may be up to 120% of SAFMR or FMR. Unit rent can be up to 150% of SAFMR or FMR but tenant, another program, or landlord must pay difference between 120% and 150% of SAFMR or FMR.

Q. Who should apply for TERAP?

A. Anyone residing in Dallas County, excluding the city of Dallas, impacted by COVID-19, who is not already receiving housing assistance from another entity, utilizing Housing Choice/Project Based Voucher (Section 8) or living in Public Housing. Household income must be 80% or less of the Dallas Area Median Income (AMI). Any assistance already received before January 2021 from EHAP will be subtracted from the six (6) months of eligible assistance.

Q. If I received assistance through the EHAP in 2020, am I eligible to receive assistance through the TERAP.

A. Yes. You will be eligible to receive assistance through the TERAP. The cumulative assistance for EHAP, EHAP-2021, and TERAP may not exceed six (6) months

Q. If I submit, and meet the eligibility criteria, is TERAP obligated to provide rental assistance?

A. Meeting the eligibility criteria alone does not obligate TERAP to provide assistance to any applicant. Only completed applications meeting eligibility criteria will be considered for assistance subject to availability of funds.

Q. Are other programs providing similar assistance?

A. Yes. Dallas County's Emergency Housing Assistance Program (EHAP-2021) is providing similar short-term rental assistance.

Dallas County Health and Human Services
Texas Emergency Rental Assistance Program (TERAP)

Q. If I receive assistance from Dallas County EHAP-2021, am I eligible to apply for the TERAP?

A. No. Funds may not be utilized for assistance simultaneously from multiple programs. To be eligible, Dallas County TERAP requires that applicants are not currently receiving housing assistance from any other program. The total TERAP assistance cannot exceed six (6) months. Your Landlord will be required to reimburse the TERAP within ten (10) business days if you receive rent payment for the same time period through another source.

Q. How do I apply for the TERAP?

A. You may apply for TERAP by completing the pre-screening application. The pre-screening application is online in English and Spanish. You may visit www.dallascounty.org/ehap-2021 to find the link to the **pre-screening application**.

If TERAP eligibility criteria is met in the Pre-Screening application process, you will be contacted to schedule an intake appointment; and, will be informed regarding the required supporting documents needed to successfully complete the intake process. If there is technical difficulty in accessing the link, applicants may call the TERAP telephone number at **(214) 819-1968** between the dates, days and times specified.

Q. I do not have access to the internet, how do I apply?

A. Please call the TERAP telephone number at **(214) 819-1968** between the dates, days, and times specified for assistance with completing your pre-screening application.

Q. Will the TERAP pay me if I meet the eligibility criteria?

A. No. The money is paid directly to the landlord for rental assistance. Your landlord must be willing to accept direct deposit payments on your behalf. Landlords will be required to release the applicant from payment liability for the time period, waive the claims raised in the eviction case, and not evict the applicant for the period covered by the TERAP.

Q. Does my TERAP application guarantee the payment assistance?

A. No. The TERAP payment assistance is subject to the availability of funds.

Q. What is the TERAP lottery system?

A. The TERAP lottery is a system wherein eligible pre-screened applications will be randomly sorted utilizing a computer algorithm. Applicants will be contacted according to a Sequenced Lottery Number (SLN) assigned through the lottery system.

Q. How will the application for my rental assistance be processed?

A. Applications are processed through a lottery system. The lottery system randomizes the order in which eligible pre-screened TERAP applications are processed for assistance. We do anticipate a high demand, so please exercise patience. Payments will be processed as promptly as possible.

Dallas County Health and Human Services
Texas Emergency Rental Assistance Program (TERAP)

Q. Will the TERAP pay water, electric, and gas bills if I meet the eligibility criteria?

A. No. TERAP funds are earmarked for rental assistance. However, you will be referred to Dallas County's CEAP program and external agencies that offer such assistance. You may contact Dallas County's CEAP at 214-819-1848

Q. Do I have to pay back any of the TERAP assistance that I receive from Dallas County?

A. No. Dallas County will not ask you to pay the money back for rental assistance.

Q. My family member moved in with me during the COVID-19 Shelter-in-Place Ordinance, would I be eligible to apply for the TERAP?

A. Yes. Another family member moving in the house does not preclude applicants from including the member as part of the household. However, that family member's income, if any, must be added to the household's total income for eligibility determination.

Q. My job laid me off due to COVID-19 Shelter-in-Place Ordinance; would I be eligible to apply for the TERAP?

A. Yes. The housing expenditures you incurred while sheltering-in-place may qualify you for TERAP.

Q. My job laid me off December 2019 due to economic impact, would I be eligible to apply for the TERAP?

A. No. The onset of the economic impact has to be established on April 1, 2020 and after. However, we may be able to make a referral for assistance through other agencies.

Q. Is my housing unit subject to Housing Quality Inspection (HQS)?

A. For TERAP, HQS inspection of properties will be conducted if a property was built before 1978. Units must pass the HQS inspection to be eligible for assistance.

Q. Why has the Texas Eviction Diversion Program (TEDP) been extended?

A. TEDP allows Texans who have fallen behind on their rent because of the impact of COVID-19 and whose landlords have initiated eviction proceedings, to stay in their homes. TEDP is operated in partnership with the Supreme Court of Texas, the Office of Court Administration (OCA) and local courts and provides referred income-eligible, COVID-impacted households with up to six consecutive months of rental assistance.

Q. What services are available for TEDP?

A. Rental assistance. Both the landlord and the tenant must agree to participate.

What is the TEDP application process?

A. Tenant and landlords are referred to the TEDP by the Justice of the Peace. Once an interested landlord and tenant are referred to the TEDP they must submit all documents required to process their application. Once approved, a payment can be made to the landlord. Upon payment, the city or county will then send a release to the court showing that the landlord has been paid.