



pennsylvania

DEPARTMENT OF HUMAN SERVICES

Emergency Rental Assistance Program (ERAP)

Quarterly Report

October – December 2024



Background

The Department of Human Services (DHS) is pleased to submit this report, as required by Act 2021-24, Article I-D of the Fiscal Code, 72 P.S. §103-D (a)(7.1) and (8):

Powers and duties.--The department shall have the power and duty to: prepare a quarterly consolidated report with information from all counties submitted under section 104-E(4) and shall submit the report on a quarterly basis to the chairperson and minority chairperson of the Appropriations Committee of the Senate and the chairperson and minority chairperson of the Appropriations Committee of the House of Representatives. The report shall also be posted and maintained on the department's publicly accessible Internet website.

The report shall include the following information:

- I.The total amount of funds received by a county.
- II.The total amount of funds spent by a county for services under section 102-E(a).
- III.The total number of households that applied for assistance.
- IV.The total number of households that received assistance.
- V.The total amount of funding sought by services under section 102-Ea).
- VI.The total amount of assistance provided by services under section 102-E(a).
- VII.An itemization of all expenditures for administrative costs.

Act 24 of 2021 authorized DHS to implement the Emergency Rental Assistance Program (ERAP2). The federal American Rescue Plan Act of 2021, (Pub. L. 117-2) allocated \$500,166,870.00 directly to Pennsylvania to assist those affected by or during COVID-19 by providing funding for certain past, current and future rental and utility expenses. Of that allocation, \$10,000,000.00 is allocated to be used by DHS for administrative costs. Funding was allocated to all counties based on percentage of population minus any direct federal allocation per Section 102-E(c) of the Act. (See Tables 2, 4 and 6 for monthly allocations and expended/remaining funds.) A maximum of 13 percent of each county's allocated ERAP2 funds may be used for the costs of administration and 10 percent to provide housing stability services. Eighteen counties and one city received a separate allocation directly from the United States Treasury in addition to the funding allocated to them in accordance with Act 24 of 2021.

DHS officially launched ERAP2 on September 1, 2021. ERAP2 funds were initially used in tandem with the ERAP1 program. ERAP2 expanded eligibility for the program by providing assistance to households that experienced a financial hardship and housing instability during COVID-19. (See Tables 1, 3 and 5 for application data).

The total allocation amounts used in the DHS Allocation column reflect total ERAP2 Funds inclusive of the high-needs funds. Initial ERAP2 allocations were released in September 2021 with subsequent disbursements made in January and February 2022.

Definitions

DHS uses the following definitions in this report:

- Rental Assistance - includes assistance for rent arrears, current rent, future rent, and utilities included as a part of the rent payment per the rental agreement
- Utility Assistance - includes payment for utilities, utility arrearages and future utility payments not included as a part of the rent
- Other Expenses Related to Housing – includes, but is not limited to, assistance with relocation expenses, rental fees, reasonable late fees, internet for work or home schooling (at county option).
- Housing Stability Services - services provided to coordinate the activities necessary for the client to obtain or retain housing including, but not limited to, case management and other services intended to keep households stably housed

NOTE: This report reflects emergency rental assistance as implemented with funds allocated per Act 24 of 2021 and does not include expenditures of funds received by local municipalities directly from the United States Treasury.

All figures below reflect self-reported data by the county as of December 31, 2024 and may reflect the county made corrections for previous months.

ERAP2

APPLICATIONS September 1, 2021 – December 31, 2024

Total number of households that applied for assistance:	192,967
Total number of households that received assistance:	116,263
Total number of households denied assistance:	71,964
Total number of applications pending at end of December 2024:	4,740

ERAP2

FISCAL September 1, 2021 – December 31, 2024

Total state funds allocated:	\$ 496,166,870.01
Interest gained:	\$ 1,188,234.37
Emergency Rental Assistance paid as of December 31, 2024:	\$ 396,109,725.61
Rental Assistance	\$ 351,066,200.90
Utility Assistance	\$ 30,731,378.79
Other Expenses Related to Housing	\$ 14,312,145.92
Housing Stability Services paid as of December 31, 2024:	\$ 10,706,542.96
County administrative costs paid as of December 31, 2024:	\$ 42,114,565.26
Personnel	\$ 22,687,548.35
Operating	\$ 10,355,647.03
Purchased Services	\$ 9,071,369.88
Affordable Housing:	\$ 2,344,308.06
Eviction Prevention:	\$ 0.00
Total amount paid as of December 31, 2024:	\$ 451,275,141.89
Total amount of funds remaining:	\$ 46,079,962.49
Total amount obligated as of December 31, 2024:	\$ 748,594.58
Total amount of funds remaining after obligations:	\$ 45,331,367.91

TABLE 1: ERAP1 APPLICATIONS AND DISPOSITIONS AS REPORTED BY COUNTIES
DECEMBER 31, 2024

County	Applications Received	Applications Approved	Applications Denied	Applications Pending
Adams	2,573	2,342	229	2
Allegheny	13,476	12,030	1,355	91
Armstrong	1,799	1,211	582	6
Beaver	2,708	2,479	62	167
Bedford	907	657	250	0
Berks	1,950	1,658	292	0
Blair	2,934	1,493	1,217	224
Bradford	927	686	241	0
Bucks	5,366	5,138	26	202
Butler	5,591	4,685	906	0
Cambria	1,546	500	973	73
Cameron	224	189	35	0
Carbon	1,220	895	193	132
Centre	2,773	2,293	480	0
Chester	3,066	3,043	0	23
Clarion	985	599	159	227
Clearfield	2,622	1,013	1,609	0
Clinton	1,522	707	815	0
Columbia	1,412	1,171	241	0
Crawford	1,087	1,082	5	0
Cumberland	0	0	0	0
Dauphin	2,650	642	1,358	650
Delaware	11,809	3,324	8,485	0
Elk	1,156	973	183	0
Erie	5,752	3,039	1,327	1,386
Fayette	3,660	1,693	1,781	186
Forest	36	27	9	0
Franklin	3,865	3,601	260	4
Fulton	395	360	35	0
Greene	226	129	97	0
Huntingdon	928	537	234	157
Indiana	2,424	1,654	770	0
Jefferson	1,584	897	686	1
Juniata	454	324	130	0
Lackawanna	1,651	535	1,116	0
Lancaster	5,742	4,379	1,363	0

TABLE 1: ERAP2 APPLICATIONS AND DISPOSITIONS AS REPORTED BY COUNTIES
AS OF DECEMBER 31, 2024

County	Applications Received	Applications Approved	Applications Denied	Applications Pending
Lawrence	1,094	1,088	6	0
Lebanon	2,489	1,693	763	33
Lehigh	5,966	1,917	4,049	0
Luzerne	4,487	4,164	323	0
Lycoming	3,025	1,441	1,584	0
McKean	580	414	158	8
Mercer	1,704	1,485	219	0
Mifflin	1,295	903	392	0
Monroe#	4,011	1,518	1,893	600
Montgomery	6,784	6,176	608	0
Montour	443	314	124	5
Northampton	1,584	1,443	141	0
Northumberland	3,467	1,506	1,961	0
Perry	595	508	87	0
Philadelphia	36,190	8,761	27,429	0
Pike	1,014	784	230	0
Potter	313	293	20	0
Schuylkill	2,530	2,073	457	0
Snyder	1,046	875	163	8
Somerset	1,602	434	947	221
Sullivan	30	24	6	0
Susquehanna	640	503	137	0
Tioga	1,134	801	333	0
Union	1,113	936	155	22
Venango	554	394	160	0
Warren	603	522	80	1
Washington	5,118	4,735	383	0
Wayne	895	513	359	23
Westmoreland	2,062	1,731	270	61
Wyoming	299	293	6	0
York	3,280	2,036	1,017	227
State Total	192,967	116,263	71,964	4,740

*Shaded counties did not report any applications as of December 31, 2024.

DHS continues to work with all counties to reconcile application and fiscal history as needed

TABLE 2: ERAP2 ALLOCATIONS AND EXPENDED FUNDS
AS REPORTED BY COUNTIES AS OF DECEMBER 31, 2024

County	Amount of Direct Federal Allocation Received	DHS Allocation	DHS funds Expended Program to Date	DHS funds Remaining YTD	DHS funds Obligated as of December 31	DHS Allocation after Obligations
Adams	\$0	\$6,485,180.58	\$6,467,062.88	\$18,117.70	\$0.00	\$18,117.70
Allegheny	\$39,672,916.30	\$43,500,962.73	\$38,301,029.88	\$5,199,932.85	\$660,182.80	\$4,539,750.05
Armstrong	\$0	\$4,126,368.63	\$3,248,052.59	\$878,316.04	\$0.00	\$878,316.04
Beaver	\$0	\$6,411,062.37	\$5,957,193.07	\$453,869.30	\$0.00	\$453,869.30
Bedford	\$0	\$1,980,337.05	\$1,947,700.62	\$32,636.43	\$0.00	\$32,636.43
Berks	\$12,656,511.90	\$12,711,796.54	\$12,599,843.42	\$111,953.12	\$0.00	\$111,953.12
Blair	\$0	\$6,861,502.43	\$6,428,934.33	\$432,568.10	\$0.00	\$432,568.10
Bradford	\$0	\$3,336,074.27	\$3,336,074.27	\$0.00	\$0.00	\$0.00
Bucks	\$14,812,668.30	\$20,815,941.62	\$20,768,033.15	\$47,908.47	\$0.00	\$47,908.47
Butler	\$0	\$10,717,370.00	\$10,717,370.00	\$0.00	\$0.00	\$0.00
Cambria	\$0	\$3,558,981.11	\$2,856,948.58	\$702,032.53	\$0.00	\$702,032.53
Cameron	\$0	\$251,171.61	\$251,171.61	\$0.00	\$0.00	\$0.00
Carbon	\$0	\$3,546,196.68	\$2,937,163.32	\$609,033.36	\$0.00	\$609,033.36
Centre	\$0	\$9,380,076.57	\$7,638,022.98	\$1,742,053.59	\$0.00	\$1,742,053.59
Chester	\$12,377,621.00	\$16,682,343.84	\$15,688,629.37	\$993,714.47	\$0.00	\$993,714.47
Clarion	\$0	\$2,659,986.55	\$2,373,907.64	\$286,078.91	\$0.00	\$286,078.91
Clearfield	\$0	\$4,371,518.09	\$4,329,927.74	\$41,590.35	\$0.00	\$41,590.35
Clinton	\$0	\$2,745,816.40	\$2,728,276.40	\$17,540.00	\$0.00	\$17,540.00
Columbia	\$0	\$4,108,351.41	\$3,733,245.75	\$375,105.66	\$0.00	\$375,105.66
Crawford	\$0	\$4,690,704.59	\$3,841,557.62	\$849,146.97	\$0.00	\$849,146.97
Cumberland	\$5,973,682.90	\$505,467.82	\$0.00	\$505,467.82	\$0.00	\$505,467.82
Dauphin	\$6,561,431.80	\$9,225,132.40	\$4,672,963.61	\$4,552,168.79	\$22,933.85	\$4,529,234.94
Delaware	\$13,362,145.80	\$20,414,774.37	\$20,414,774.37	\$0.00	\$0.00	\$0.00
Elk	\$0	\$1,426,002.46	\$1,426,002.46	\$0.00	\$0.00	\$0.00
Erie	\$6,359,354.10	\$11,868,943.54	\$11,531,028.67	\$337,914.87	\$0.00	\$337,914.87

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Fayette	\$0	\$7,711,894.05	\$7,455,109.91	\$256,784.14	\$38,369.16	\$218,414.98
Forest	\$0	\$91,166.57	\$90,834.53	\$332.04	\$0.00	\$332.04
Franklin	\$0	\$10,170,808.78	\$10,168,238.51	\$2,570.27	\$0.00	\$2,570.27
Fulton	\$0	\$805,607.84	\$805,607.84	\$0.00	\$0.00	\$0.00
Greene	\$0	\$458,454.91	\$458,454.91	\$0.00	\$0.00	\$0.00
Huntingdon	\$0	\$1,799,375.26	\$1,645,404.43	\$153,970.83	\$0.00	\$153,970.83
Indiana	\$0	\$4,785,236.06	\$4,785,231.34	\$4.72	\$0.00	\$4.72
Jefferson#	\$0	\$2,416,871.79	\$2,416,871.79	\$0.00	\$0.00	\$0.00
Juniata	\$0	\$886,678.26	\$849,729.09	\$36,949.17	\$0.00	\$36,949.17
Lackawanna	\$4,943,466.10	\$7,190,420.49	\$3,590,102.55	\$3,600,317.94	\$0.00	\$3,600,317.94
Lancaster	\$12,866,488.30	\$17,776,247.49	\$10,960,193.21	\$6,816,054.28	\$0.00	\$6,816,054.28
Lawrence	\$0	\$5,275,344.87	\$5,097,709.61	\$177,635.26	\$6,043.63	\$171,591.63
Lebanon	\$0	\$9,004,527.61	\$7,877,802.43	\$1,126,725.18	\$0.00	\$1,126,725.18
Lehigh	\$11,788,108.60	\$11,473,982.92	\$11,447,215.70	\$26,767.22	\$0.00	\$26,767.22
Luzerne	\$7,483,713.60	\$12,487,872.52	\$12,486,872.52	\$1,000.00	\$0.00	\$1,000.00
Lycoming	\$0	\$6,937,037.47	\$6,937,037.47	\$0.00	\$0.00	\$0.00
McKean	\$0	\$1,806,805.44	\$1,410,191.34	\$396,614.10	\$0.00	\$396,614.10
Mercer	\$0	\$6,083,342.81	\$6,083,342.81	\$0.00	\$0.00	\$0.00
Mifflin	\$0	\$2,115,125.61	\$2,055,482.35	\$59,643.26	\$0.00	\$59,643.26
Monroe#	\$0	\$11,865,060.89	\$10,603,441.16	\$1,261,619.73	\$0.00	\$1,261,619.73
Montgomery	\$24,379,049.70	\$29,334,445.68	\$29,173,663.97	\$160,781.71	\$0.00	\$160,781.71
Montour	\$0	\$1,149,087.63	\$1,020,318.52	\$128,769.11	\$0.00	\$128,769.11
Northampton	\$7,197,678.50	\$9,819,543.05	\$8,459,470.34	\$1,360,072.71	\$0.00	\$1,360,072.71
Northumberland	\$0	\$5,053,740.80	\$4,827,552.93	\$226,187.87	\$0.00	\$226,187.87
Perry	\$0	\$1,965,363.73	\$1,965,363.73	\$0.00	\$0.00	\$0.00

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County	Amount of Direct Federal Allocation Received	DHS Allocation	DHS funds Expended Program to Date	DHS funds Remaining YTD	DHS funds Obligated as of December 31	DHS Allocation after Obligations
Philadelphia	\$58,391,497.30	\$60,212,550.14	\$52,376,578.76	\$7,835,971.38	\$0.00	\$7,835,971.38
Pike	\$0	\$3,638,499.46	\$3,537,773.47	\$100,725.99	\$0.00	\$100,725.99
Potter	\$0	\$688,673.60	\$669,585.88	\$19,087.72	\$0.00	\$19,087.72
Schuylkill	\$0	\$7,841,209.45	\$7,796,268.32	\$44,941.13	\$0.00	\$44,941.13
Snyder	\$0	\$2,457,120.67	\$2,391,557.68	\$65,562.99	\$0.00	\$65,562.99
Somerset	\$0	\$1,218,779.91	\$987,053.64	\$231,726.27	\$6,021.44	\$225,704.83
Sullivan	\$0	\$85,175.79	\$83,385.61	\$1,790.18	\$0.00	\$1,790.18
Susquehanna	\$0	\$1,655,936.16	\$1,565,072.33	\$90,863.83	\$0.00	\$90,863.83
Tioga	\$0	\$2,259,656.16	\$2,259,656.16	\$0.00	\$0.00	\$0.00
Union	\$0	\$2,551,162.85	\$2,476,499.70	\$74,663.15	\$3,748.70	\$70,914.45
Venango	\$0	\$1,742,582.67	\$1,742,582.67	\$0.00	\$0.00	\$0.00
Warren	\$0	\$1,838,545.55	\$1,640,009.16	\$198,536.39	\$0.00	\$198,536.39
Washington	\$4,877,238.50	\$6,662,640.25	\$6,437,202.13	\$225,438.12	\$0.00	\$225,438.12
Wayne	\$0	\$2,116,915.23	\$1,368,080.56	\$748,834.67	\$11,295.00	\$737,539.67
Westmoreland	\$8,225,962.00	\$6,551,091.45	\$5,779,433.91	\$771,657.54	\$0.00	\$771,657.54
Wyoming	\$0	\$677,495.32	\$666,280.45	\$11,214.87	\$0.00	\$11,214.87
York	\$10,587,402.30	\$14,310,963.53	\$12,631,964.14	\$1,678,999.39	\$0.00	\$1,678,999.39
State Total	\$262,516,937.00	\$497,355,104.38	\$451,275,141.89	\$46,079,962.49	\$748,594.58	\$45,331,367.91

**Shaded counties did not report any DHS ERAP2 funds paid or obligated as of December 31, 2024*

DHS continues to work with counties to reconcile application and fiscal history as needed

DHS Allocation includes any interest that the county reported as of December 31, 2024