



STATE OF TEXAS EVICTION DIVERSION PROGRAM



The Texas Eviction Diversion Program (TEDP) helps Texas tenants stay in their homes and provides landlords an alternative to eviction. The TEDP may provide up to six months of rental assistance for eligible tenants who are behind on their rent due to the COVID-19 pandemic and have been sued for eviction. Both the tenant and the landlord must agree to participate and meet the requirements in the chart below. This temporary program is a unique partnership between the Supreme Court of Texas, Texas Office of Court Administration, and the Texas Department of Housing and Community Affairs (TDHCA).

- Assistance can be used to pay the full contracted rent that is past due (up to five months), and the remainder may be used to pay for subsequent months of assistance (up to a total of six months).
- The TEDP uses a special court process that allows courts to put eviction lawsuits on hold and divert them to the TEDP. Under the TEDP, lump sum payments are provided to landlords for rental arrears in exchange for allowing tenants to remain in their homes and forgiving late fees. Diverted cases will be dismissed and made confidential from public disclosure.

<p>Eligibility Requirements:</p> <ul style="list-style-type: none"> • Assistance for rent no older than April 2020 • Rent for the household assisted may not exceed the TDHCA maximum limits (limits available by zip code at http://www.tdhca.state.tx.us/TEDP.htm) • Must have a bank account and accept direct deposit • Units that are already receiving project-based assistance or are public housing units are INELIGIBLE • Units owned by a unit of government may be ineligible 	<p>Eligibility Requirements:</p> <ul style="list-style-type: none"> • Household income at or below 200% of poverty or 80% of Area Median Income* • Household has been financially affected by the COVID-19 pandemic • Tenants are INELIGIBLE if they are receiving tenant-based voucher assistance, are in a unit receiving project-based assistance, or are in public housing
<p>Documents Needed:</p> <ul style="list-style-type: none"> • Copy of the executed lease with the tenant, or if no written lease, required certification proving tenancy • Documentation of Missed Payments (ledger, etc.) • IRS W-9 • Landlord TEDP form completed • Landlord TEDP certification completed 	<p>Documents Needed:</p> <ul style="list-style-type: none"> • Personal ID • If no written lease, evidence of unit tenancy • Income: evidence of eligibility under other qualified program** OR income evidence for past 30 days • Tenant TEDP form completed • Tenant TEDP certification completed
<p>You Will Be Required to Certify that You:</p> <ul style="list-style-type: none"> • Will waive late fees, penalties, and not pass court costs to the tenant • Have not received assistance from another program for the same months of rent for this client and will not apply in the future for the covered months • Will release the tenant from payment liability for this time period, waive all claims raised in the eviction case, and not evict the tenant for the period covered by TEDP • Will reimburse the TEDP within 10 business days if you receive rent payment for this same time period • If no written lease, will certify the lease term, rent amount, and be able to provide proof of tenancy 	<p>You Will Be Required to Certify that:</p> <ul style="list-style-type: none"> • Your household has been economically impacted by the COVID-19 pandemic • You have not received rental assistance for the same months of rent and will not seek such assistance in the future for the covered months • You have not previously received rental assistance funded with CDBG CARES funds that, together with this assistance, will exceed 6 months in total • If no written lease, must certify lease term, rent amount, and ability to provide proof of tenancy

Who Can Help Me Access the Program?

**Go to: www.txcourts.gov/eviction-diversion/
Call: 855-270-7655 (Texas Legal Service Ctr.)**

**Go to: <http://www.tdhca.state.tx.us/TEDP.htm>
Call: 800-525-0657 or 512-475-3800 (pick option 4)**

* TEDP is only available in select areas of the state initially. During that time eligibility is based on a household income below 200% of poverty:

Household Size	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
200% Poverty	\$25,520	\$34,480	\$43,440	\$52,400	\$61,360	\$70,320	\$79,280	\$88,240

For households with more than 8 persons, add \$8,960 for each additional person.

** You are considered eligible, and need no other documentation, if you have evidence that you: 1) are currently receiving assistance under SNAP, SSI, LIHEAP, or Medicaid; OR 2) if you are living in a qualifying rent-restricted property and have evidence of an income certification from that property dated on or after March 31, 2020, and within 12 months of the application for assistance, and self-certify that your income remains below the limit. In some circumstances the TEDP administrator may allow self-certification of income, but the tenant must still be able to demonstrate evidence upon request.