

Rent Bank, the second component, is a service that provides funding to help pay back rent or mortgage arrears for low-income households that have regular income but face eviction because of a nonrecurring hardship. The Rent Bank funds, which are committed to the family and property owner or mortgage holder through a Rent Bank Agreement, are paid directly to the property owner or mortgage holder. Up to \$1,200 is available to the family within an eighteen-month period, but only the minimum amount needed to stop the eviction or foreclosure may be used. Rent Bank payments comprise about two-thirds of the cost of the EFPP.

EFPP has been highly effective in preventing evictions and foreclosures. In SFY 2012, the EFPP accepted 1,272 applications to help clients remain in permanent housing.

Applicants may self-refer or be referred through an agency to the EFPP. Potential clients must complete an application process, including income verification. The family, which may consist of an individual, roommates, an extended family, or a one or two-parent household, must have a gross family income at or below 60 percent of the State median income. The family must reside in Connecticut, be in imminent danger of eviction or foreclosure, be able to document a non-recurring hardship that led to their falling behind on their rent or mortgage payment, and live in affordable housing.

The family's hardship may include, but is not limited to, loss of income or increase in expenses, loss of employment, medical disability or emergency, loss of delay in receipt of benefits, natural or manmade disaster, or substantial and permanent change in household composition. Each applicant is informed of their acceptance into or denial from EFPP based on the program's criteria, and their right to a desk review, if requested.