



Housing

Citywide Roadmap: Housing Stabilization COVID-19 Emergency Rental Assistance Program

October 5, 2021
Item 8.3

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2021 Policy & Program Priorities



Who to Prioritize

- Extremely low-income households (30% of AMI or less)
 - Households at risk of displacement when eviction protections end

Program Design

- Partner with trusted community partners for outreach, intake, and case management to help reach the most vulnerable and hardest to reach
- Outreach to zip codes with the highest rates of COVID-19 cases and/or job loss
- Simple, easy to use application forms
- Simplified payment systems
- Meet federal requirements and prevent duplication

COVID-19 Rental Relief & Direct Assistance

2020 Assistance

- **\$38 million countywide**
 - Rental relief & direct financial assistance.
 - Local, state, federal, & philanthropic funds.
- **14,000 families assisted countywide**
 - 77% Extremely Low-Income (30% of AMI or less)
 - 94% BIPOC households.
 - Average amount of assistance \$7,500.

2021 Assistance (May-Present)

- **\$28.2 million countywide**
 - Rental relief & direct financial assistance.
 - U.S. Treasury funds. Hybrid State/local program
- **2,801 families assisted countywide**
 - 92% Extremely Low-Income (30% of AMI or less)
 - 84% BIPOC households.
 - Average amount of assistance \$10,075.
 - *3,000 applications in process/to be paid with ERA1*

Previous Framework: Rental Assistance and SB 91

Landlords

- Pays 80% of back rent for each eligible household in their rental properties
- Covers April 1, 2020 through March 30, 2021
- Landlord agrees to forgive any remaining arrears for the given household for that period.
- *If landlord moves to evict, the Court must consider whether landlord has refused rental assistance funds.*

Tenants

- If the landlord refuses to participate, then the household can receive 25% of their arrears for that same period, which must then be paid to the landlord.
- Landlords cannot discriminate on this income source.
- 50% of AMI
- 90+ days of unemployment

February 2020 Council Approved Option C (hybrid State/Local program)

Treasury Department Emergency Rental Assistance Round 2

\$2B Statewide allocated by
population;

- San José: \$36.27M*
- Santa Clara County:
\$30.06M*



New Framework: Rental Assistance and AB 832

Program Options

- Option A: State Program
- Option B: Local Program
- Option C: Hybrid of State and local (discouraged)



State Rental Assistance Program Improvements

- ✓ Pays 100% of back rent for each eligible household in their rental properties (either landlord or tenant)
- ✓ Provided three additional months of protections
- ✓ Shortened application
- ✓ Outreach materials in six different languages
- ✓ Ability to assist households with non-traditional lease arrangements
- ✓ Priority for households with an eviction notice
- ✓ Coordination with courts

Recommend Option A – State run program

Treasury Department Emergency Rental Assistance

ERA 1 Terms

- 65% of funds obligated by September 30, 2021
- 100% of funds expended by September 30, 2022
- Recapture/Reallocation:
 - September 30, 2021 Treasury can recapture funds from grantees who do not have 65% of funds obligated
 - October 15, 2021 grantees can request reallocated funds
 - Priority given to grantees in same state funds were recaptured in

ERA 2 Terms

- 50% of funds obligated by March 31, 2022
- 100% of funds expended by September 30, 2025
- No guidance out on recapture/reallocation

2021 Policy & Program Priorities



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