

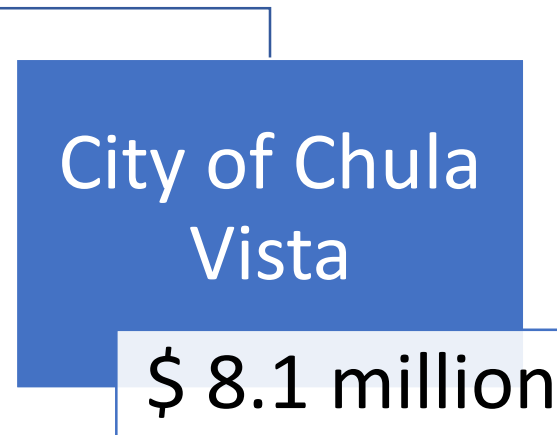
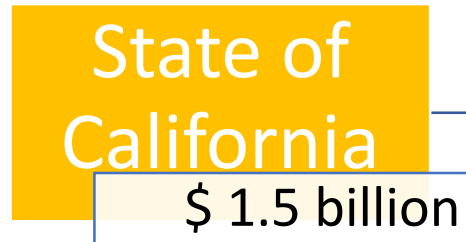


# Item 12: Emergency Rent & Utility Assistance

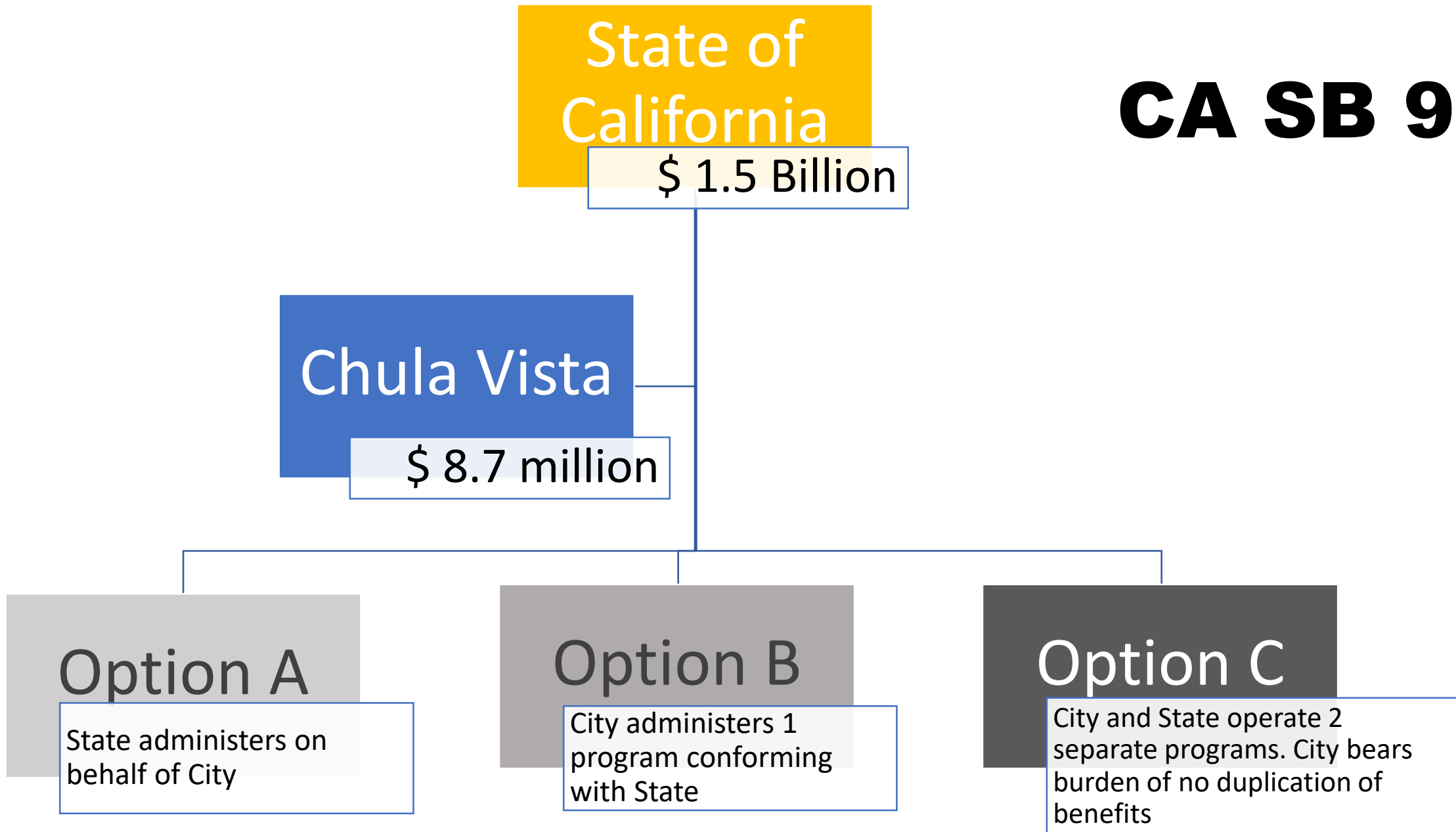
# H.R. 133 Consolidated Appropriations Act 2021



Emergency rental assistance program (ERAP) for households economically impacted by COVID-19.



# CA SB 91



# Program Differences

| Program Design Area   | State (Option A or B)   | City (Option C) HR 133  |
|---|---|---|
| <b>Prioritization of Eligible Uses</b>                        | Round 1: <b>≤50%AMI or loss of job for 90+ days</b><br>Round 2: ≤80% AMI and in communities disproportionately impacted by COVID-19<br>Round 3: Households not in round 1 or 2  | Prioritization Level 1: <b>≤50%AMI or loss of job for 90+ days</b>  |
| <b>Cap on Rental Arrears &amp; Forgiveness of Rental Debt</b> | If landlord participates: <ul style="list-style-type: none"> <li>Up to <b>80% of unpaid rent</b> from April 2020 through March 2021</li> <li>Landlord must agree to forgive the remaining 20%</li> </ul> If landlord refuses to participate: <ul style="list-style-type: none"> <li><b>Tenants limited to 25% of unpaid rent</b></li> </ul> | <b>Up to 100% unpaid rent</b> , up to 12 months total of arrears and prospective rent                               |
| <b>Cap on Prospective Rent</b>                                | <b>Prospective rent limited to 25%</b> of monthly rent, 3 months at a time, but not no more than 12 months total of arrears and prospective rents   | <b>100% of monthly rent</b> , 3 months at a time, but no more than 12 months total of arrears and prospective rents |

# Program Differences

| Program Design Area                        | State (Option A or B)   | City (Option C) HR 133               |
|--|---|--------------------------------------|
| <b>Paid to</b>                             | <b>Payments directly to landlord</b> if agreed to forgiveness<br><b>Paid to tenant if landlord does not participate</b>                           | <b>Payments directly to landlord</b> |
| <b>Cap on Total Rent</b>                   | No more than 12 months total of arrears and prospective rents   |                                      |
| <b>Verification Documentation Required</b> | Balancing the need of fraud prevention with the need to be flexible and provide landlords and tenants with multiple methods to verify eligibility |                                      |
| <b>Outreach to Communities</b>             | Development of central and culturally sensitive messaging, communications, and program materials.   |                                      |

# Timelines

| Milestone             | State Funds                          |                                     | Federal Funds                        |
|-----------------------|--------------------------------------|-------------------------------------|--------------------------------------|
|                       | State Operated<br>(Option A & C)     | City Operated<br>(Option B)         | City Operated<br>(Option B and C)    |
| Obligate 65% of Funds | July 31 <sup>st</sup> \$ 5.7 million | June 1 <sup>st</sup> \$ 5.7 million | Sept 30 <sup>th</sup> \$ 5.3 million |
| Full Expenditure      | Oct 1 <sup>st</sup> \$ 3 million     | August 1 <sup>st</sup> \$ 3 million | Dec 31 <sup>st</sup> \$ 2.8 million  |

# OPTIONS

# ANALYSIS

**A.** State administers program on behalf of the City

+

- Reserves State funds (\$8.7 million) for City
- Consistency for landlords and tenants throughout the state/region
- Avoidance of duplication of benefits
- Program delivery/outreach within the local area is tailored to meet local needs – partnering with LISC and other providers
- State responsible for administration and program delivery and risk
- Least administrative burden to City and will not require additional City staff resources
- May serve more people as the State restricts how much a landlord or tenant can receive and State funds reserved for City

-

- Landlord and/or tenant would not have the same opportunity to receive as much debt relief as City's design under Fed rules
- Reliance on State for implementation

# OPTIONS

# ANALYSIS

## B. City administers State and Federal funds

+

- Reserves State funds (\$8.7 million) for City
- Consistency for landlords and tenants throughout the state/region
- Avoidance of duplication of benefits
- Program delivery/outreach within the local area is tailored to meet local needs – partnering with LISC and other providers
- State responsible for administration and program delivery and risk
- Least administrative burden to City and will not require additional City staff resources
- May serve more people as the State restricts how much a landlord or tenant can receive and State funds reserved for City

-

- Landlord and/or tenant would not have the same opportunity to receive as much debt relief as City's design under Fed rules
- Shortened deadlines (as compared to federal deadlines) for obligating and expending funds
- City solely responsible for compliance with all applicable state and federal management/implementation/reporting requirements



| OPTIONS  | ANALYSIS   |
|--|--|
| <b>C.</b> Separate and concurrent State and Local Programs | <div data-bbox="894 339 937 382">+</div> <ul style="list-style-type: none"> <li>• City can implement its own program design (100% of rents) for fed funds</li> <li>• Residents still have access to State program</li> </ul>   |
|  | <div data-bbox="894 586 937 615">-</div> <ul style="list-style-type: none"> <li>• State funds are not reserved for City</li> <li>• May serve less people due to higher rent payments and less State funds</li> <li>• Two separate programs running concurrently and differing City of SD and County programs may cause confusion</li> <li>• City takes on burden of ensuring no duplicative benefits (high audit liability)</li> </ul> |

State of  
California

**CA SB 91**

Option A

State administers on  
behalf of City

**OPTION B**

City administers 1  
program conforming  
with State

Option C

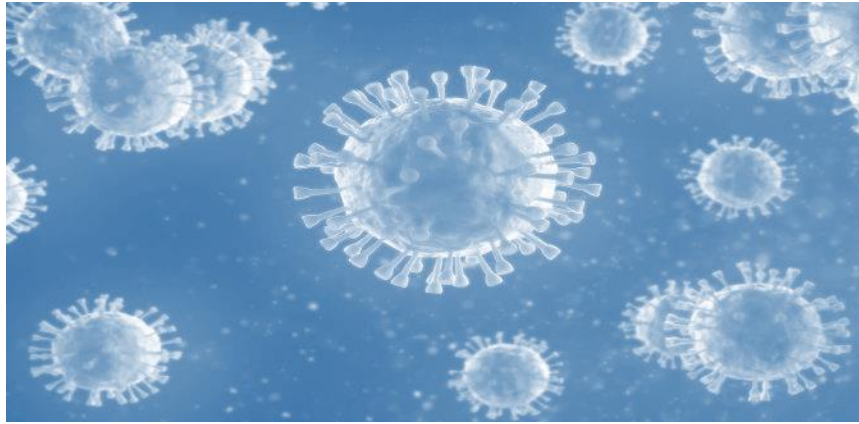
City and State operate 2 separate  
programs. City bears burden of  
no duplication of benefits

Chula Vista

\$ 8.7 million



\$ 8.1 million (*Federal*)



# Emergency Rent & Utility Assistance Program

| ERAP Activities  | Amount (\$)       |
|--|-------------------|
| SBCS ERAP  | 5,700,000         |
| RFP for Community Partners/Providers                             | 10,927,400        |
| City contract administration/compliance and Outreach & marketing | 122,284           |
| State contract administration/compliance                         | 130,790           |
| <b>TOTAL</b>   | <b>16,880,474</b> |

# Recommended Actions

- Resolution A: Accept the federal allocation from the U.S. Treasury for the Emergency Rent Assistance Program (ERAP) and appropriate the funds
- Resolution B: Pursue and accept a Block Grant from the State BCSH – Option B, authorize execution of the Standard Agreement, and appropriate the funds
- Resolution C: Waiving the competitive bidding requirements and enter into an Agreement with SBCS the Assistance Program



*Coming soon!*

## RENT AND UTILITY ASSISTANCE

Sign-up to be the first to know when assistance is available and how to apply at [www.chulavistaca.gov/tenanthelp](http://www.chulavistaca.gov/tenanthelp)

 CITY OF CHULA VISTA

# Next Steps: Coordination & Collaboration

*Goal: Easy Process to Benefit Community*

- Start Here – Web Site

**DRAFT**  
Emergency Rental and Utility Assistance programs across San Diego County

There are three new regional programs across the county of San Diego to assist with rental and utility payments to ease the financial burden for income-qualified renters impacted financially by the COVID-19 pandemic.

Residents of the City of San Diego and residents of the City of Chula Vista will have their own separate program and application process. All other residents in the region can apply to the program administered by the County of San Diego.

If you are not sure which jurisdiction you reside in, please click on the map to search for your rental address.

**City of Chula Vista Residents**

- Latest information about program can be found [here](#).

**City of San Diego Residents**

- Visit [www.sdhc.org](http://www.sdhc.org) for the latest information on program.

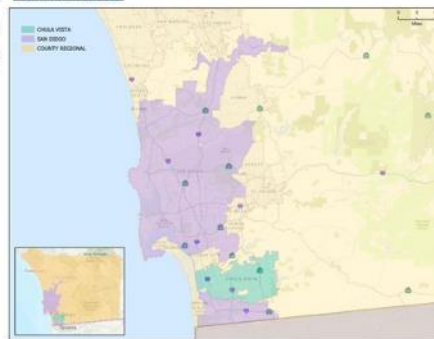
**All other Residents in San Diego County**

- Visit [www.sdhc.org](http://www.sdhc.org) for the latest information about the Emergency Rental assistance program.

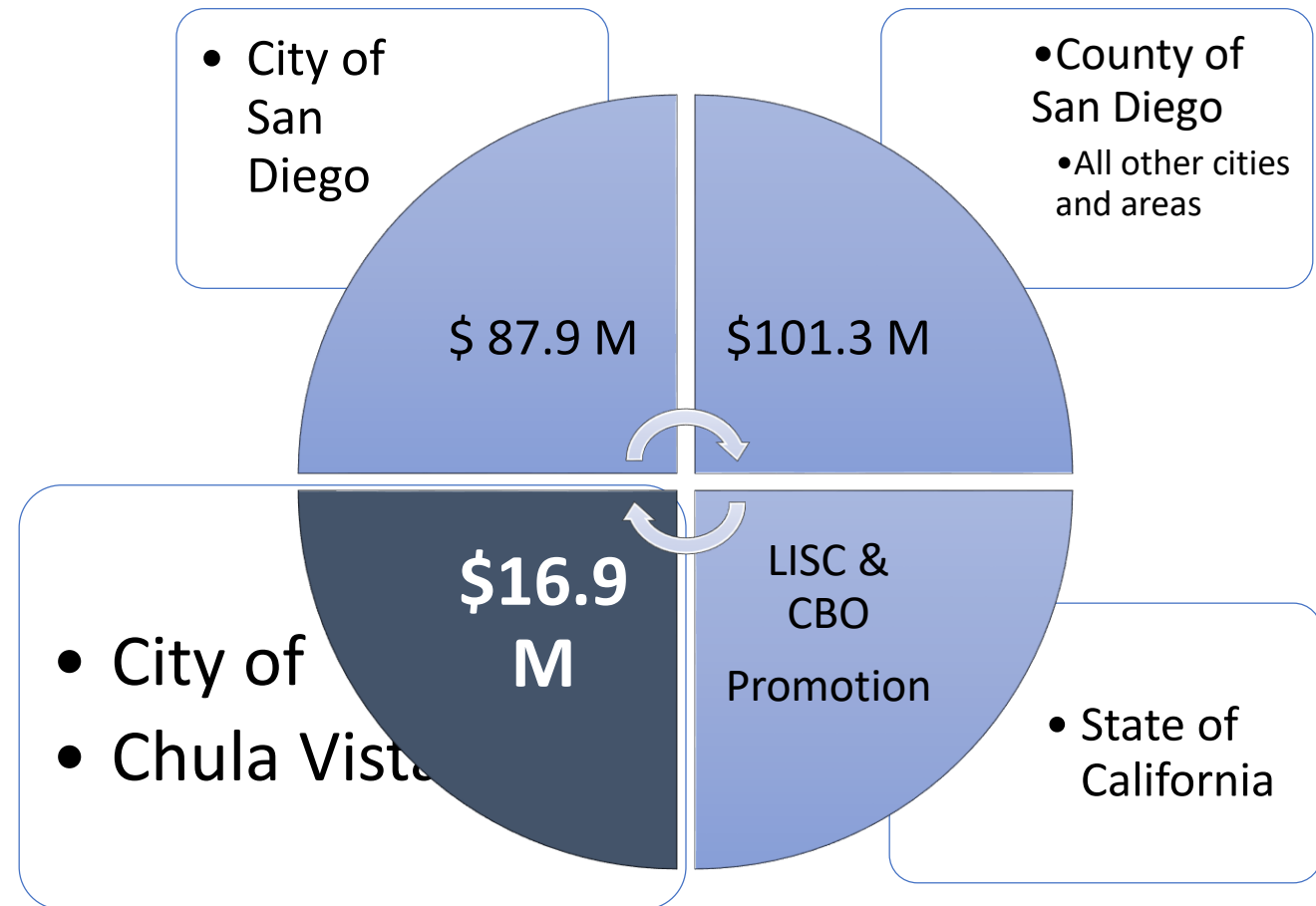
**Additional Resources**

- [Housing is Key](#)

[Find my jurisdiction](#)



- Uniform Application
- Uniform Messaging





**740  
Subscribed  
and  
counting**



*Coming soon!*

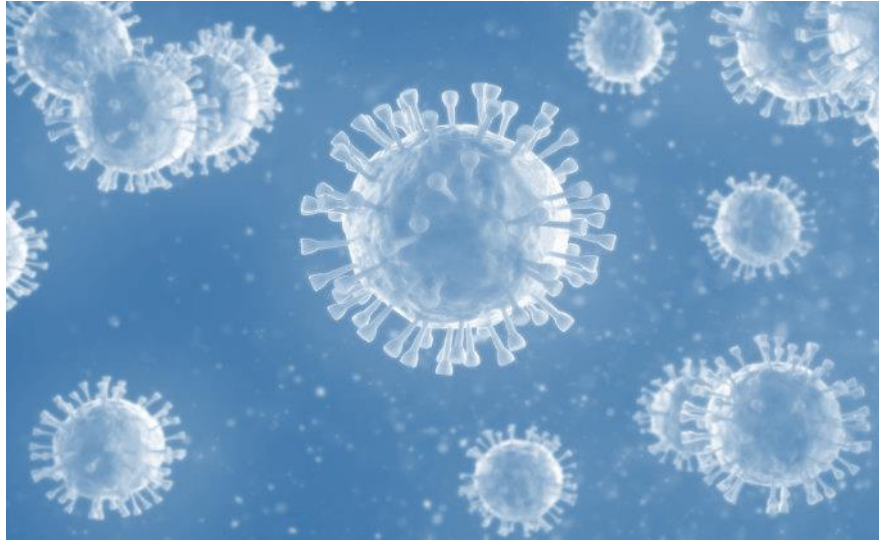
## **RENT AND UTILITY ASSISTANCE**

Sign-up to be the first to know when assistance is  
available and how to apply at [www.chulavistaca.gov/tenanthelp](http://www.chulavistaca.gov/tenanthelp)

[www.chulavistaca.gov/tenanthelp](http://www.chulavistaca.gov/tenanthelp)



# Target Dates



## Emergency Rent & Utility Assistance Program

| Activity  | Federal Funds           |
|---|-------------------------|
| Program Mobilization  | January – February 2021 |
| Initial Outreach  | February 2021           |
| Application Processing <i>(in collaboration with region wide efforts)</i> | Mid March 2021          |



# Funding Assistance: Examples

| 2 BR/2 BA                         | City ERAP<br>(Option C) | State ERAP<br>(Option A & B) | Difference                    |
|-----------------------------------|-------------------------|------------------------------|-------------------------------|
| <i>Rent</i>                       | \$1,800                 | \$1,800                      |                               |
| <i>Utility</i>                    | \$150                   | \$150                        |                               |
| <i>No. of Months (Arrears)</i>    | 9                       | 9                            |                               |
| <i>No. of Months (Future)</i>     | 3                       | 3                            |                               |
| <i>Subtotal Rent</i>              | \$21,600                | \$14,310                     | (\$7,290)                     |
| <i>Subtotal Utility</i>           | \$1,800                 | \$1,080                      | (\$720)                       |
| <b>TOTAL Assistance/Household</b> | <b>\$23,400</b>         | <b>\$15,390</b>              | <b>(\$8,010)</b>              |
| <b>TOTAL Households Served</b>    | <b>314</b>              | <b>987</b>                   | <b>673</b>                    |
|                                   | <b>Federal</b>          | <b>State &amp; Federal</b>   | <b>Difference<br/>(State)</b> |
| Rent/Utility Assistance           | \$ 7,345,012            | \$ 15,192,426                |                               |
| Administration @10%               | \$ 816,112              | \$ 1,688,047                 |                               |
| <b>TOTAL</b>                      | <b>\$ 8,161,124</b>     | <b>\$ 16,880,474</b>         | <b>\$ 8,719,350</b>           |