



emergency
**RENTAL
ASSISTANCE
PROGRAM**

EMERGENCY RENTAL ASSISTANCE PROGRAM

AVAILABLE FUNDING

Direct Federal Allocation	\$15,804,678
State Block Grant*	\$19,136,295
Total Funding	\$34,940,973

Administrative Funding	
Direct Federal Allocation (10%)	\$1,580,468
State Block Grant (8.5%)	\$1,626,585
Total Administrative Funding	\$3,207,053

(not including State Administrative Fee: \$287,044)

Available for Rental Assistance	\$31,446,876
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****In order to receive the State Block grant, the City must commit to administer our Direct Federal Allocation and our Block grant in accordance with the provisions of SB 91.***

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PROGRAM PROVIDERS

(Funding amounts TBA)

- City of Fresno
- Centro La Familia Advocacy Services
- Education and Leadership Foundation
- The Fresno Center
- Reading and Beyond
- Jakara Movement
- West Fresno Family Resource Center

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INCOME ELIGIBILITY

Households at or below 80% of AMI*

<u>Persons in the Family</u>	<u>50% Income Limit</u>	<u>80% Income Limit</u>
1	\$24,500	\$39,150
2	\$28,000	\$44,750
3	\$31,500	\$50,350
4	\$34,950	\$55,900
5	\$37,750	\$60,400
6	\$40,550	\$64,850
7	\$43,350	\$69,350
8	\$46,150	\$73,800

(* <https://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn>)

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INCOME ELIGIBILITY DOCUMENTATION

- * Applicants must document a loss of income due to COVID-19 impact. Acceptable documentation includes:
 - Income Tax Return
 - Pay stubs
 - Unemployment statement
 - Proof of participation in government assistance program
- * Any assistance provided through another government rental assistance/housing program (e.g., CARES-funded rental assistance program) must be factored into the calculation of income eligibility.
- * Households where one or more household member is currently unemployed, and that member has been unemployed for 90 days or more, are also eligible for assistance.

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ELIGIBLE USE PRIORITIES

- * Jurisdictions must prioritize:
 - rental arrears first
 - utility arrears second
 - current and prospective rent and utility payments last.
- * Jurisdictions must also prioritize applicants who are below 50% of AMI before addressing applicants who are between 50% and 80% of AMI.
- * Additionally, Jurisdictions **shall not add requirements** to their programs that deter or prevent access (code enforcement requirements, geographic requirements, etc.).
- * Jurisdictions must commit to designing and implementing program features that prevent the duplication of benefits

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ACTIVITY PRIORITIES

* Eligible to be Funded

Funding shall be prioritized for rental and utility arrears incurred between April 1, 2020 and March 31, 2021.

* Rental Arrears – Priority 1

- Eligible Landlords who accept rental assistance on behalf of the Eligible Household shall agree to accept the 80% assistance as full payment of the rental debt owed by any tenant for the specified time period.
- In the event of landlord non-participation, payment may be made to a member of an Eligible Household. Assistance is limited to 25 percent of the Eligible Household's unpaid rental debt from 4/1/2020 through 3/31/2021.

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ACTIVITY PRIORITIES (continued)

* Utility Arrears– Priority 2

- Up to 100% of qualifying utility arrears that have accumulated from 4/1/2020 through 3/31/2021 may be paid.
- Utilities that may be paid include electricity, gas, internet, water, sewer, and solid waste. Outstanding telephone arrears are not covered under this program.
- When utilities are included in the total rent, landlords may not apply for additional assistance
- Payments for utility arrears must be made to the utility provider on behalf of the Eligible Household. Utility providers must provide proof that the debt is still outstanding and has not been paid through another form of assistance to receive payment

* Current and Prospective Payments for Rents and Utilities

If a Jurisdiction has administered payments of rental and utilities arrears for all qualifying applicants and in accordance with SB 91, then the Jurisdiction may elect to make prospective payments for rent and utilities, up to three months at a time.

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SB 91 EVICTION PROTECTION

What does a tenant need to do to be protected from eviction for non-payment of rent under SB 91?

- * Return a declaration of COVID-19 related financial distress, signed under penalty of perjury, and returned within 15 business days of receiving a notice to "pay or quit." The landlord may request that the declaration be filled out monthly with every notice to "pay or quit"
- * Pay 25% of the total rental arrears owed between September 2020 and June 2021 by June 30, 2021.
- * Note: this payment does NOT need to be made monthly. The tenant household only needs to pay 25% or more of the total rental arrears owed between September 2020 and June 2021 by June 30, 2021

What type of eviction(s) does SB 91 protect against?

- * Tenants who both pay 25% of their rent owed between September 2020 and June 2021 by June 30, 2021 and provide their landlord a declaration of COVID-19 financial distress are forever protected from eviction for *non-payment of rent* for their rent due between September 2020 and June 2021
- * SB 91 does not protect tenants against lawful "Just Cause" evictions for legally valid reasons other than non-payment of rent (for example: health and safety violations or destruction of property)

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QUESTIONS AND ANSWERS