



Emergency Rent Assistance Program (ERAP)- US Treasury

JANUARY 2021

Amounts of Funds Estimated in Dec

- ▶ City of Madison Estimated \$7,500,0000
- ▶ Dane County Estimated \$8,500,0000
- At least 90% of total funds received by Grantee (City/County) must be used for direct finance assistance for tenants.
- Then 10% eligible for admin and/or housing stability services.
- As of 1/27/21, federal regulations not released only summary guidance.

Direct Financial Assistance

- ▶ Rent Arrears, Rent 3 months, Utilities (**Dane County/City prioritize arrears only in this cycle of funds**)
- ▶ Grantee must verify no duplication of benefits
- ▶ Income documentation in file (no self-certification)
- ▶ Tenants receiving financial assistance from federal government to cover 70% of rent (i.e. Public Housing , Section 8) not eligible

Admin and/or Housing Stability Services

- ▶ Admin- overhead costs (i.e. processing application and/or reporting to US Treasury)
- ▶ Case Management
- ▶ Mediation
- ▶ Tenant/Landlord counseling

As of 01/27 Federal Guidance not published. Webinars and summaries say more information on Housing Stability Services will be provided by Secretary of Treasury in final guidance.

This is Federal/US Treasury funds included in City Resolution for community partners.

Direct Rental Assistance in City

- ▶ Dane County allocating funding in City of Madison \$3,000,000
- ▶ City of Madison allocating at least 90% of award; \$6,750,000

Concerns

- ▶ Ensure County/City have similar program designs so don't have different requirements based on funding source.
- ▶ Without common database how is County/City ensuring tenant not accessing funding in duplication?

Solutions

- ▶ City/County working together on program design.
- ▶ City will follow County lead on rent assistance being used in same database.

Final Contract Amount Dane County

- ▶ Allocation \$8,515,000 (need to verify actual dollar amount)
- ▶ Res. Legistar #2020 RES-337 Contract to Tenant Resource Center
 - ❖ Admin to Tenant Resource Center \$348,588 (verified)
 - ❖ Admin TRC allowed to sub-contract in contract \$50,000 (verified)
- ❖ Rental assistance to City of Madison residents \$3,000,000
- ❖ Rental assistance to outside City of Madison tenants \$5,116,412

Final Contract Amount Madison

- ▶ Allocation \$7,762,609.60
 - ❖ Up to 90% for rent assistance \$6,986,348.60
 - ❖ Community Services Committee allocated another City Levy \$500,000

- ▶ Res. Legistar #63792 allocates \$1.15 million to (Admin/Housing Stability) to:
 - ❖ African Center for Community Development \$80,000
 - ❖ Black Service Providers Collaboration \$470,000
 - ❖ Freedom Inc. \$80,000
 - ❖ Latinx Consortium for Action \$470,000
 - ❖ Database Creation \$50,000

Resolution File # 67792: \$1.15 million

Amount Available	\$650,000-US Treasury; Admin/Housing Stability	\$500,000- City Levy	MOU with TRC Rental Arrears
ACCD met 1/25	\$80,000	\$0	Yes
DCCBSP (meeting 2/2)			
Freedom Inc met 1/26	\$0	\$80,000	No
LCA (meeting 1/27)			
Database (in Resolution)	\$50,000	\$0	n/a
Remaining:	\$520,000	\$420,000	

Program Design as of 01/27/2020

- ▶ Funds will pay rental arrears up to 6 months up to the fair market rental rate plus 15%.
- ▶ Households making 50% CMI

Per current Federal Guidelines (not in final Federal Regulations yet)

- ▶ Prioritize households in which one or more member is unemployed and has been unemployed for longer than 90 days will be prioritized among that population
- ▶ Must collect income documentation (no self certification)
- ▶ Must document experienced reduction income, incurred significant costs or experienced financial hardship
- ▶ Document outreach to property management, must attempt to call or email over 21 calendar-day period to participate
- ▶ Demonstrate risk of homelessness or housing instability, must document past due rent or eviction notice