



EMERGENCY RENTAL ASSISTANCE

September 20, 2022
Common Council

EMERGENCY RENTAL ASSISTANCE PROGRAMS

On December 21, 2020, Congress enacted the Consolidated Appropriations Act, 2021 (H.R. 133, Public Law 116-260, a/k/a "COVID Relief Act"), which included Emergency Rental Assistance Program funding ("ERA1") to be distributed by the U.S.

- ❖ Direct ERA1 must be expended by September 30, 2022.
- ❖ Reallocated ERA1 must be expended by December 29, 2022.

On March 10, 2021, Congress enacted the American Rescue Plan Act of 2021 (H.R. 1319, Public Law 117-2), which provided additional funding to respond to multiple areas of need created by the COVID-19 pandemic. This Act included additional Emergency Rental Assistance Program funding ("ERA2")

- ❖ Direct ERA2- 50% must be expended by September 30, 2022 to receive re-allocation.
- ❖ Reallocated ERA2- will be based on expenditure ratios (Final expenditures September 2025).

EMERGENCY RENTAL ASSISTANCE (ERA) RESOLUTIONS

Resolution	Passed	Description
Legistar #63792	01/19/21	Accepted \$7.7M of ERA1 funds from U.S. Treasury and allocated to TRC, African Center, Dane County Collaboration of Black Service Providers, Freedom Inc, Latinx Consortium for Action to create CORE Program
Legistar #65271	05/18/21	Accepted \$9.3M of ERA1 funds from State of WI to expand CORE Program, and contracted with Benevate Inc for Neighborly Software database.
Legistar #66681	08/03/21	Accepted \$16M of ERA1 funds from State of WI to expand Eviction Diversion & Defense Program and add additional funds to TRC's CORE program
Legistar #66526	08/31/21	Amended Benevate contract to allow Dane County to administer \$12.3M of its ERA2 funds through the same application platform
Legistar #66702	08/31/21	Authorized City to contract with Community Action Coalition, Tenant Resource Center, Meadowood Health Partnership, FOSTER/Neihamiah, African Center to administer new Dane CORE 2.0 Program
Legistar #67122	09/21/21	Accepted \$6.2M of ERA2 funds from U.S. Treasury to support Dane Core 2.0 program.
Legistar #68341	12/07/21	Voided State of WI ERA1 awards to City (Legistar #65271 & 66681) in order to establish direct obligation of those funds from U.S. Treasury to City, and accepted an additional \$10M of ERA1 funds (Total of \$35M awarded to City from U.S. Treasury)
Legistar #73495		Accept \$608,000 of additional ERA1 and authorize contract amendments with CAC and Benevate/Neighborly Software to recognize those funds.



Tenant Resource Center (TRC)

City of Madison

February 17, 2021-September 12, 2021

Households Served: 2,720

Total Distributed: \$6,912,609

Dane CORE 2.0

Emergency Rental Assistance Program

Dane County contracted with Urban Triage, focus on residents OUTSIDE the City of Madison

City of Madison selected multiple partners:

- ❖ Nehemiah & FOSTER of Dane County- In Person Application Support
- ❖ Meadowood Health Partnership- In Person Application Support
- ❖ African Center for Community Development- In Person Application Support
- ❖ Community Action Coalition- Application Processing and Financial Management
- ❖ Tenant Resource Center- Eviction Diversion and Defense Program

Dane CORE 2.0

Emergency Rental Assistance Program

As of 9/20/22

Households Served: 7,138

Amount Disbursed: \$46,072,928

Detail:

Rental Assistance: \$43,773,850

Utility Assistance: \$2,299,078



**EVICTON DIVERSION
AND
DEFENSE PARTNERSHIP**



Dane CORE 2.0

Emergency Rental Assistance Program

As of 09/20/22

City of Madison Residents Assisted Through Community Action Coalition

Households Served: 4,006

Amount Disbursed: \$24,444,116

Detail:

Rental Assistance: \$22,938,013

Utility Assistance: \$1,506,102



EVICTIION DIVERSION AND DEFENSE PARTNERSHIP



As of 09/20/22

Assistance Through Tenant Resource Center & Partners via Madison Contract

Households Served: 621

Amount Disbursed: \$4,631,921

Detail:

Rental Assistance: \$4,405,260

Utility Assistance: \$226,661

EVICTIION DIVERSION AND DEFENSE PARTNERSHIP



Refer households with a court ordered eviction to Tenant Resource Center.

Call 608.257.0006 x7

Tenant Resource Center will refer households to community partners for legal representation:

- ❖ Legal Action of Wisconsin
- ❖ UW Neighborhood Law Clinic
- ❖ Community Justice Inc

Tenant Resource Center can process Dane CORE 2.0 payments for households in the court system in consultation with the legal team.

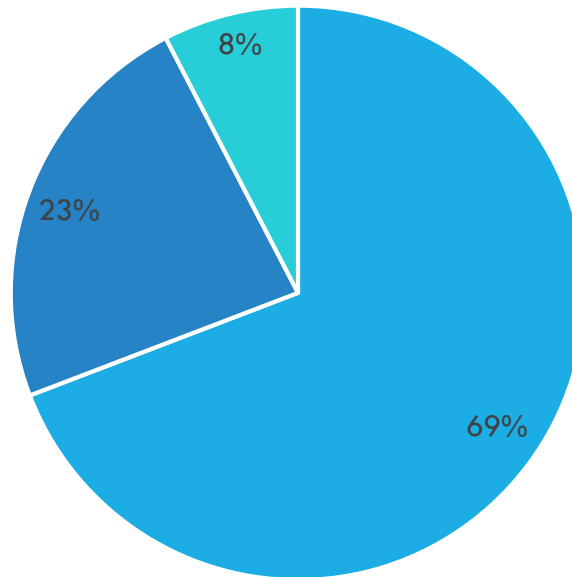


City of Madison Housing Stability Contract Outcomes, January-July 2022:

- Mediated nearly 80 disputes between renter households and their landlords, with 96% having a positive tenant outcome allowing them to stay in housing
- Provided housing counseling services – including education on legal rights and responsibilities – to over 7,000 renter households, including bilingual counseling for over 200 of these households
- Provided mediation services to over 70 households involved in eviction court proceedings – all sessions of which TRC attends from start to finish

EMERGENCY RENTAL ASSISTANCE CLIENT INFORMATION AS OF SEPTEMBER 2022

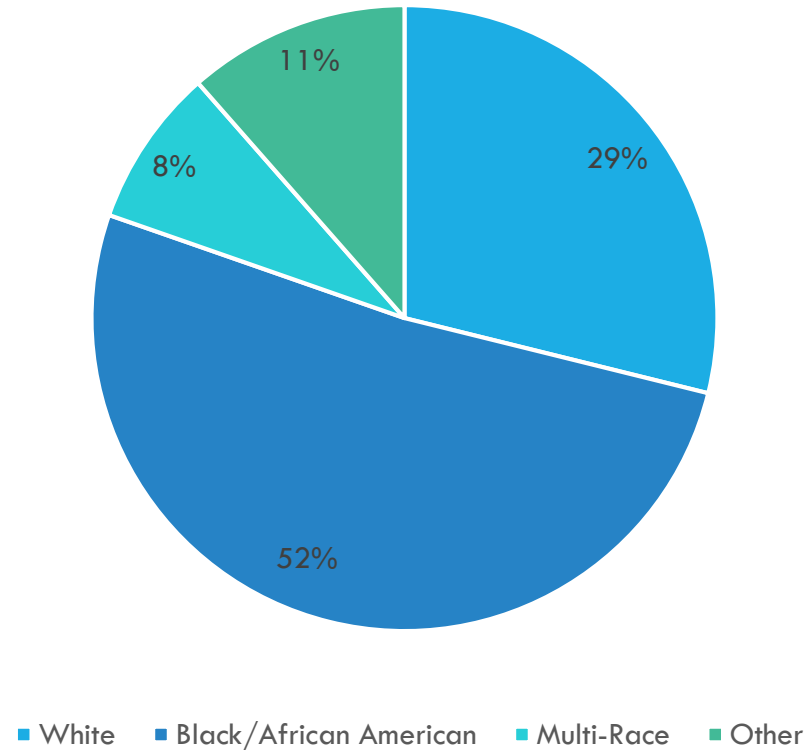
Income



■ Under 30% CMI ■ 30%-50% CMI ■ 50%-80% CMI

EMERGENCY RENTAL ASSISTANCE CLIENT INFORMATION AS OF SEPTEMBER 2022

Race



Processed CORE Applications by Zip Code

City of Madison Emergency Rental Assistance (ERA) Funds Expended.
9/01/21 - 8/01/22

Funds Spent

Lightest Purple	\$0.00 - \$749,550.71
Light Purple	\$749,550.72 - \$1,499,101.43
Medium-Light Purple	\$1,499,101.44 - \$2,248,652.14
Medium Purple	\$2,248,652.15 - \$2,998,202.86
Dark Purple	\$2,998,202.87 - \$3,747,753.57
Very Dark Purple	\$3,747,753.58 - \$4,497,304.29
Darkest Purple	\$4,497,304.30 - \$5,246,855.00

