



EMERGENCY RENTAL ASSISTANCE



Prepared for Finance Committee
March 27, 2023

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 have been expended by September 30, 2022
- ❖ Reallocated ERA1 must have been 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 have been 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/Nehemiah, 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	09/20/22	Accepted \$608,000 of additional ERA1 and authorize contract amendments with CAC and Benevate/Neighborly Software to recognize those funds.
Legistar #73845	11/15/22	Accepted \$30.9M of ERA2 funds to support Dane CORE 2.0 and Housing Support and Stability programs via Common Council Operating Budget Amendment #4
Legistar #76581		Accept \$4.1M of additional ERA2 funds and authorize contract amendments with CAC and Benevate to support Dane CORE 2.0 through Program closure, and Institute for Community Alliances (ICA) to expand housing stability services



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 3/13/23

Households Served: 9,352

Amount Disbursed: \$62,385,191

Detail:

Rental Assistance: \$58,518,002

Utility Assistance: \$3,867,189



**EVICTED DIVERSION
AND
DEFENSE PARTNERSHIP**



Dane CORE 2.0

Emergency Rental Assistance Program

As of 03/13/23

City of Madison Residents Assisted Through Community Action Coalition

Households Served: 6,198

Amount Disbursed: \$39,624,666

Detail:

Rental Assistance: \$36,729,293

Utility Assistance: \$2,895,370





As of 03/13/23

Assistance Through Tenant Resource Center & Partners via Madison Contract

Households Served: 856

Amount Disbursed: \$6,703,714

Detail:

Rental Assistance: \$6,355,384

Utility Assistance: \$348,330





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 Eviction Defense Clinic
- ❖ Community Justice Inc
- ❖ People's Law Center – Centro de Derecho de la Gente*

❖*Specializing in services for undocumented communities



TRC's Eviction Diversion and Defense Partnership aims to improve housing stability for Dane County tenants by providing housing support, housing counseling, court navigation, mediation services, and rental assistance.

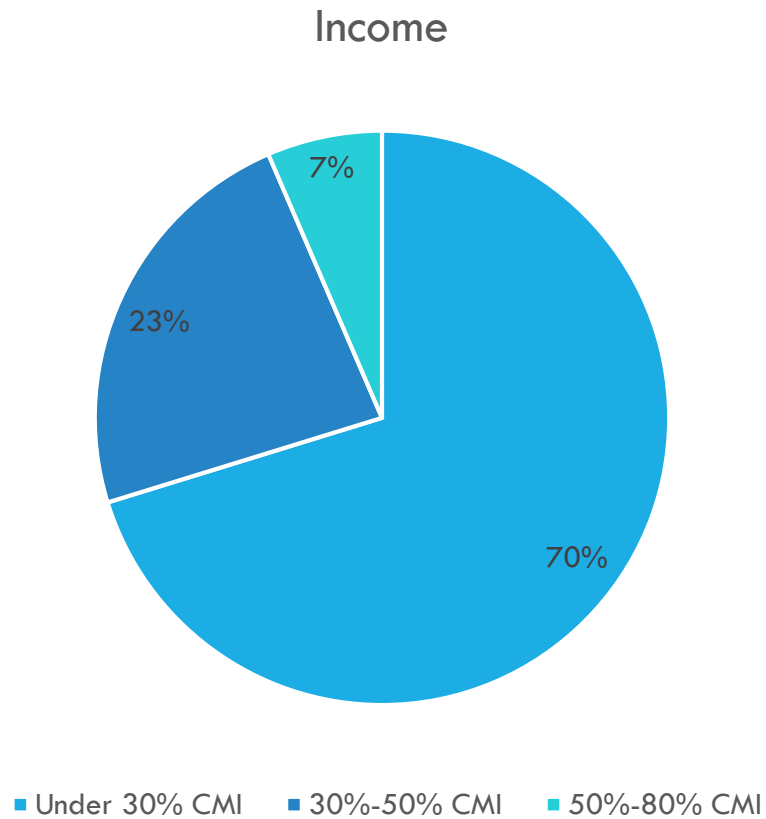
We also refer eligible tenants whose housing stability is at risk to partner attorneys who provide free legal representation.



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

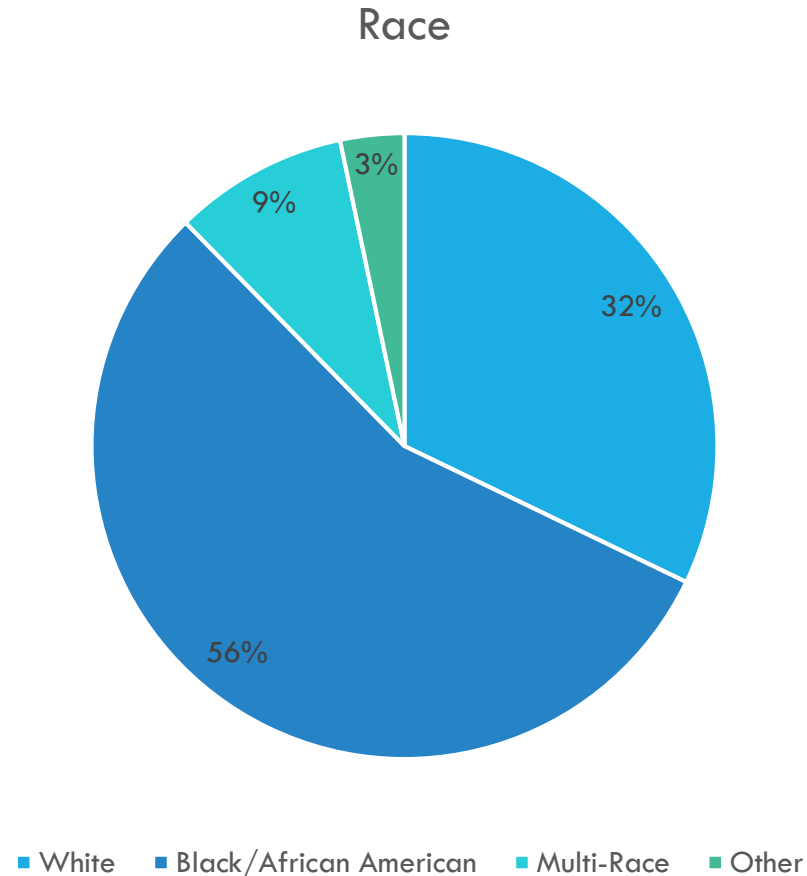
- Mediated 167 disputes between renter households and their landlords, with 93% having a positive tenant outcome allowing them to stay in housing
- Provided housing counseling services – including education on legal rights and responsibilities – to nearly 13,000 renter households, including bilingual counseling to nearly 700 households
- Provided mediation services to nearly 160 households involved in eviction court proceedings – all sessions of which TRC attends from start to finish

EMERGENCY RENTAL ASSISTANCE CLIENT INFORMATION AS OF MARCH 2023



*Includes EDDP payments

EMERGENCY RENTAL ASSISTANCE CLIENT INFORMATION AS OF MARCH 2023



*Includes EDDP payments

CLIENT FEEDBACK



“I’m so grateful for the CORE program! I would have been homeless if it wasn’t for this program. The job I had let me go due to the pandemic. I have a criminal background and it is very difficult for me to find a job. My landlord was making it very difficult for me! I received several five day notices. The CORE program assisted me with pass due utilities and rent. I was so happy to find out the CORE program could assist me with forward rent. [The assistance] allowed me time to find a new job.”

-Aaron

CLIENT FEEDBACK



“I’m a single mother of two small children. During the pandemic I lost my job and I fell behind on my rent and my utilities. I was struggling to catch up and I was also facing an eviction. A friend told me about the Dane CORE 2.0 Program. She told me that the program will help with pass due rent and utilities. I applied for the program and I received assistance with my past due rent and utilities... The Dane CORE 2.0 program was a blessing to me and my family. My children and I would have been homeless without this program assistance.”

-Jill