

# Exhibit B

## Emergency Rental Assistance and Utility Assistance Program

(ERA2)

### Program Statement

#### Description – Emergency Rental Assistance and Utility Assistance Program

The program targets residents of the City of Dallas who are low income to maintain their housing by providing rental and utility assistance.

This program may also utilize non-profit agencies to serve as subrecipients for program administration throughout the Dallas community to reach and serve more eligible participants.

#### Eligible Participants

Residents of the City of Dallas with incomes at or below 80% of the area median income (AMI), as defined by the United States Department of Housing and Urban Development (HUD) or a low-income family<sup>1</sup>, who have been impacted by COVID-19 pandemic. The Program will prioritize clients who are 50% AMI or below and clients in which one or more members of the household is unemployed and has been unemployed for 90 days prior to the application.

Rental assistance provided to an eligible household should not be duplicative of any other federally funded rental assistance provided to such household.

Client eligibility:

- An “eligible household” is defined as a household that is obligated to pay rent on a residential dwelling in which at least one or more individuals meets the following criteria:
  - Qualifies for unemployment or has experienced a reduction in household income, incurred significant costs, or experienced a financial hardship during or due, directly or indirectly, to COVID-19
  - Demonstrates a risk of experiencing homelessness or housing instability; and
  - the household income is a low-income family (as such term is defined in section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b))<sup>1</sup>. Currently, the term low-income family means 80% of the area median income.
- Reside in the City of Dallas

COVID-19 impact may include:

- proof of job/income loss, temporary or permanent
- reduction in work hours/income
- increased healthcare or household expenses that attributed to insufficiency of rent

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<sup>1</sup> As of the date of the FAQs, the definition of “low-income families” in 42 U.S.C. 1437a(b) is “those families whose incomes do not exceed 80 per centum of the median income for the area, as determined by the Secretary [of Housing and Urban Development] with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 80 per centum of the median for the area on the basis of the Secretary’s findings that such variations are necessary because of prevailing levels of construction costs or unusually high or low family incomes.

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payments (i.e. increased child-care expenses due to school closures)

- unable to find, or maintain gainful employment due to COVID-19 pandemic
- inability to find employment due to COVID-19 health restrictions or economic impacts
- other evidence of adverse impact or financial hardship due to COVID-19 pandemic
- any of the above impacts during the COVID-19 pandemic

Landlords and utility companies may apply on behalf of tenants who meet the eligibility requirements, so long as the tenant cosigns the application, the landlord provides documentation to the tenant, and the payments are used to satisfy the tenant's rental obligation to the owner.

If a landlord does not wish to participate, funds may be paid directly to the eligible household.

## **Eligible Uses**

Direct financial assistance, including rent, rental arrears, utilities and home energy costs, utilities and home energy costs arrears, and other expenses related to housing and housing stability services. Funding can be used to pay for all or a portion of the eligible expenses.

## **Eligible Properties**

Residential properties, publicly or privately-owned, located within Dallas City limits.

## **Assistance**

Provides rental and/or utility assistance for up to twelve (12) total months, and an additional 3 months if necessary to ensure housing stability, subject to the availability of funds.

The aggregate amount of financial assistance an eligible household may receive under ERA2, when combined with financial assistance under ERA1, must not exceed 18 months. .

## **Funding**

This program will utilize U.S. Department of the Treasury Emergency Rental Assistance Program grant funds. Not more than 15% of the amount paid to the City may be used for administrative costs attributable to providing financial assistance, housing stability services, and other affordable rental housing and eviction prevention activities. Up to 15% of the funds are anticipated to be used for program administration including positions, technology, and equipment.

This program statement is only a summary of the requirements issued by the Treasury. Treasury guidance, as amended, is hereby incorporated by reference.

This program statement may be amended by the City Manager or designee to include amendments as appropriate to meet funding requirements or guidance from the Treasury.

When necessary, the City Manager or designee is authorized to execute change orders or amendments to the subrecipient agreements, in excess of 25% and/or \$50,000.00 (subject to compliance with the applicable procurement laws), to commit and expend funds timely to meet federal and/or state requirements.